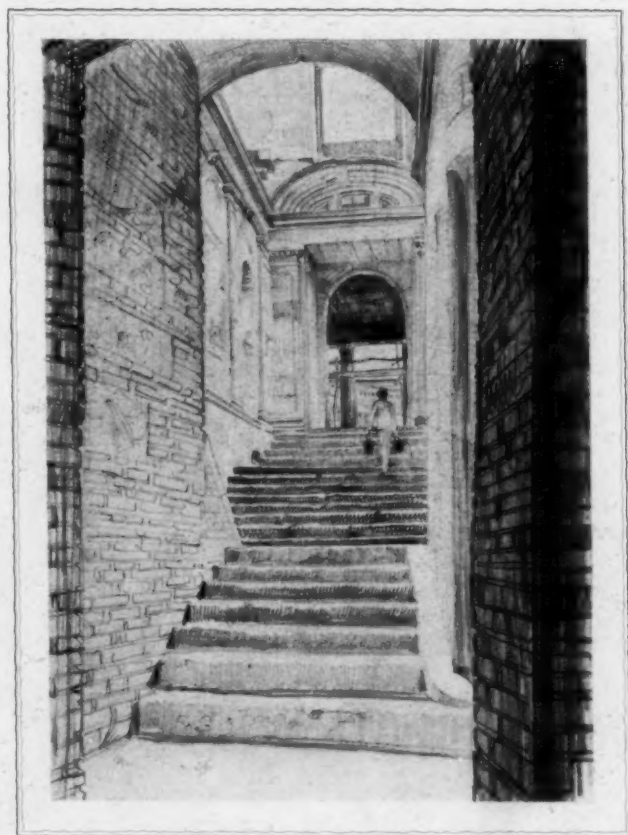


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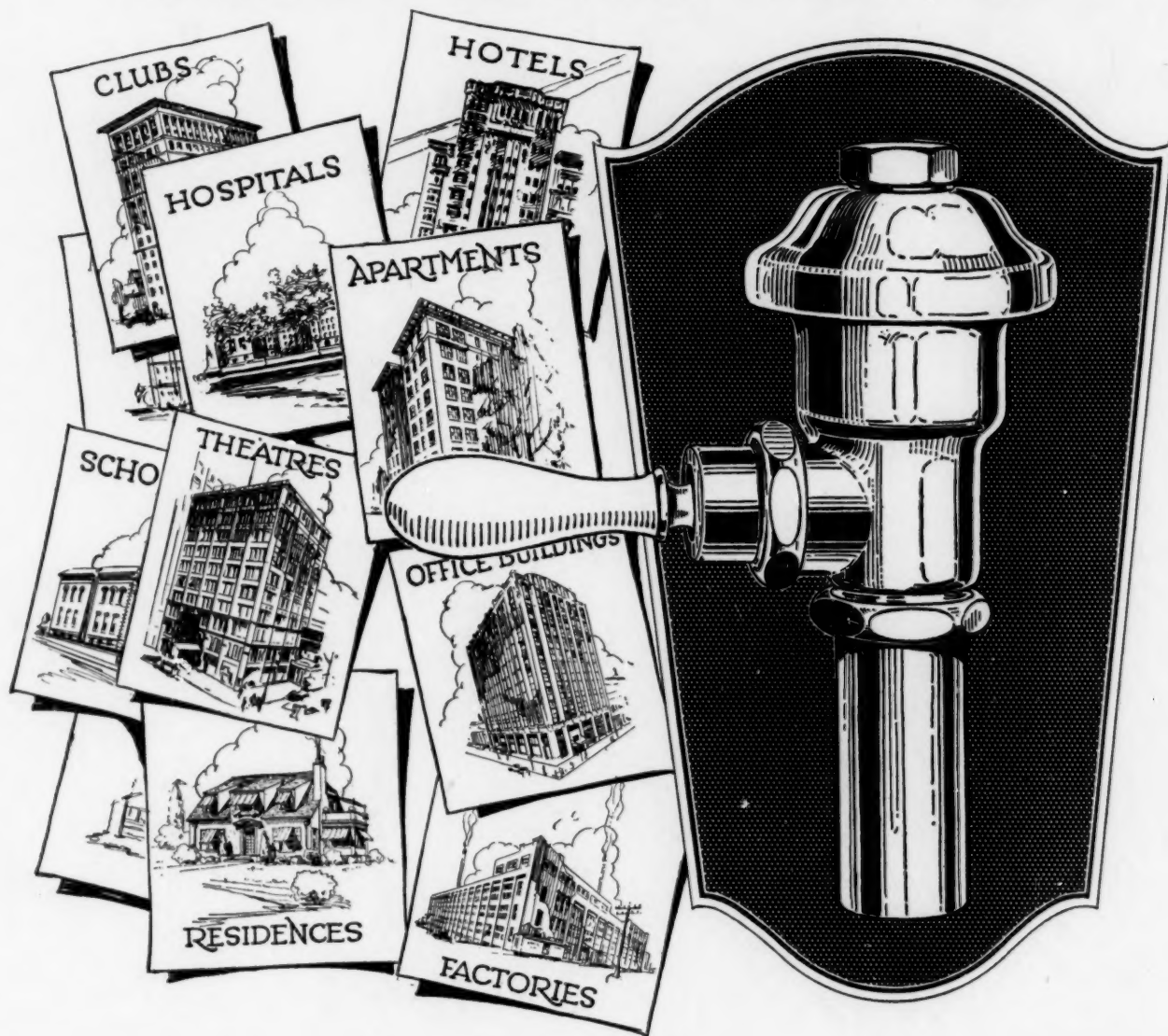


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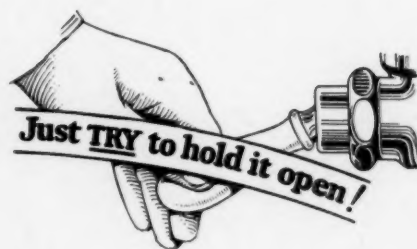
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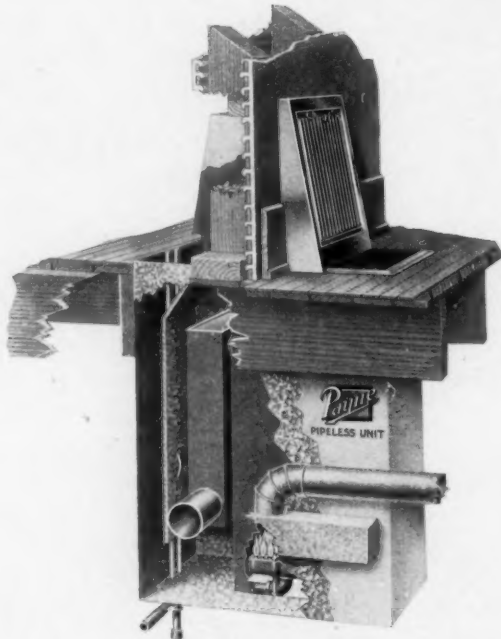
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ABOVE IS SHOWN a section of a sample roof. Here the top tile are nailed to strips, using 8d copper nails, the lower tile at the eaves being secured with 4d copper nails, one nail to each tile. The field strips, which are set 10" o.c. for small, or No. 1 Ramona, and 10¾" o.c. for medium, or No. 2 Ramona, are 2"x3" set on edge. For hips and ridges, as shown above [4], the strips are 2"x4". Two types of eaves are here shown. To the left [2] is illustrated the use of a single 14" eave cover tile and also, at [9], the heart-shaped perforated tile sometimes used to allow passage of water to gutters. To the right [3] the single 18" eave cover

tile is shown. Here the trough tile may empty into a gutter while the top tile carry over, a much more efficient system of drainage. A so-called "closed valley" is pictured at [5]. Here the top tile meet, or nearly so, while the trough tiles are held back to allow free passage for water. In an "open valley" [6] the top-tile also are separated. This type is recommended where stoppage by leaves, etc., is liable to cause trouble. At [8] is shown the copper or galvanized valley flashing, 20" from side to side and lapped on both sides by the 30-lb. asphalt saturated felt sub-roofing. In coming issues other types of laying, flashing, eaves, gutters, etc., will be shown.

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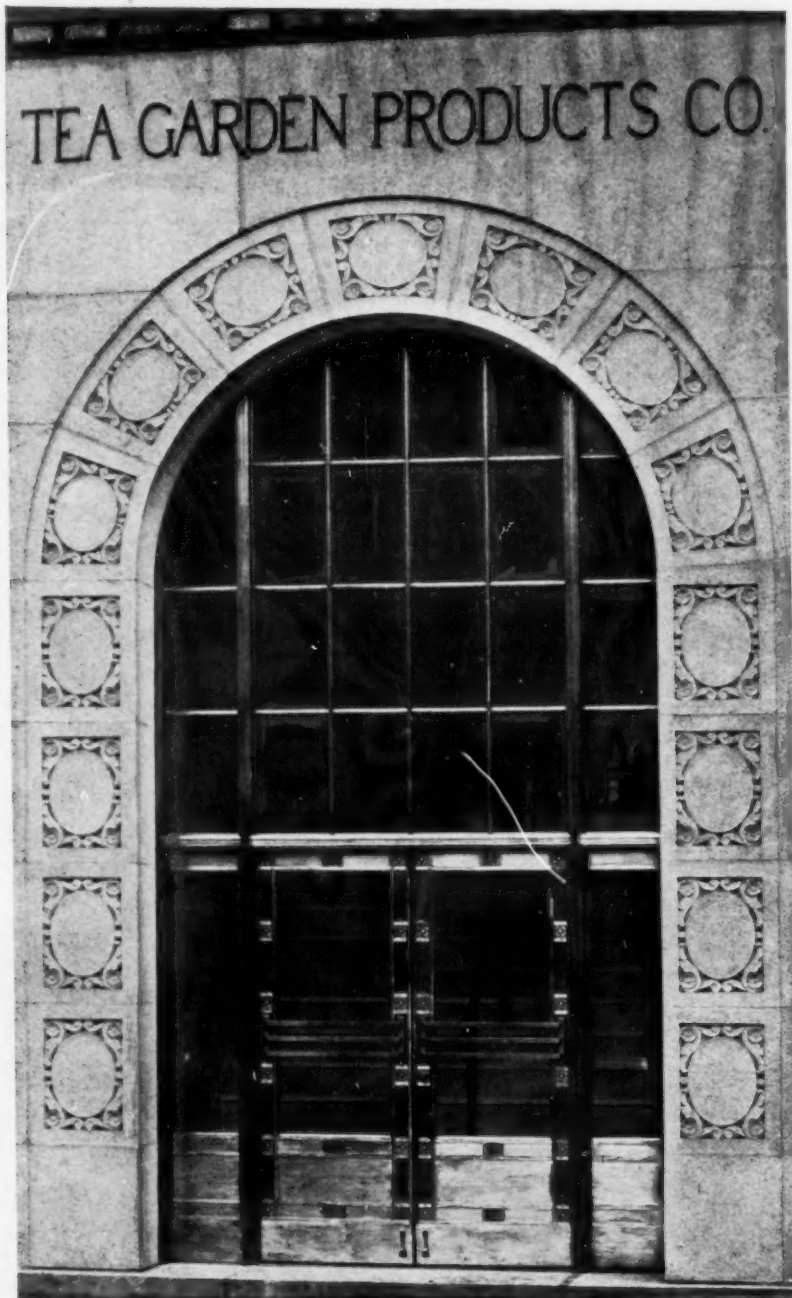
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A NOTABLE WOMEN'S CLUB HOUSE

[[BY HARRIS ALLEN, A. I. A.]]



THE NEW HOME of the Los Angeles Ebell Club is a distinct architectural achievement. Just how fine it is will probably be realized more by other architects than by the general public, for some time to come—except that it is big, and the grand scale cannot help but impress people. There is nothing flamboyant about it, nothing bizarre. It is almost severe in the restraint of its facades, the dignified simplicity of its main apartments. Nowhere is there any theatric appeal to the eye or the emotions; no attempt is made for the novel, the extreme, the esoteric, the symbolic. However, it is real architecture, not in the simplest but in the most direct terms.

As with every notable building, it is to the plan we must look for the key to the building's success, and to understand the plan, the problem to be solved must be made clear. This included the special requirements and functions of the club, the exposure, shape and contours of the site, cost and other practical features.

The lot is about 150 by 500 feet, with north, east and south exposures on three wide streets, and falls fifteen feet from one end to the other. Wilshire boulevard and Eighth street are the principal frontages.

The Ebell Club is theoretically a study club, composed of about three thousand women members. Studying is carried on through sections, devoted to literature, music, drama, the fine arts, travel, and many other subjects (omitting politics and religion). It has developed somewhat extended social activities, in the nature of both club affairs, for all members, and private functions, large and small. Dramatic work, for experiment and for entertainment, has become a very important part of the club life. Catering for luncheon, tea, dinner, dance, is of course an essential feature.

A study of the plan will show how adequately these requirements have been fulfilled. Unfortunately the upper floor plans were not available; they contain many rooms, small and large, for meetings and functions, and a comfortable library. On the main floor, it may be well to

point out the strategic position of the kitchen, accessible to all the main rooms and the patio terraces, opening directly to the service driveway, with ample light and ventilation and yet consuming no desirable room space; and to the isolated but closely connected theater wing.

This theater is, indeed, a triumph in itself. With its separate street entrances, it can obviously be used—rented or leased—for purposes foreign to the club, with ease and safety. The auditorium and balcony hold about thirteen hundred. There are two ample foyers; and the most generous stage it has been my fortune to see, outside of the best professional theaters. It is eighty feet wide by thirty-two feet deep, to be exact; sixty feet high, and with a proscenium arch forty-one feet by twenty-seven. The acoustics are marvelous—there is no other word for it—and while on that subject, it is interesting to know that every principal room or corridor in the building was carefully studied for acoustics (consulting with Prof. Verne O. Knudsen of the University of California at Los Angeles), and through the use of acoustic plaster and special floor coverings and hangings all echoes and noise difficulties have been eliminated. It sounds like a fairy tale—but it is true.

The architectural treatment of the exterior is quite clearly shown in the accompanying views. It is Italian in spirit, excellently proportioned and detailed, suggestive rather of the mansion or villa than of the institution. The surface is not a decorative veneer; the building is of reinforced concrete, monolithically poured, and the impressions of the forms remain; a treatment of colloidal stain has penetrated without affecting the texture. The wall surface thus obtained is interesting in itself, and the elements of architectural composition which might be considered as "applied" are in reality integral parts of the masonry; in form, they are large enough, and simple enough in detail, to be logical in the manner of their treatment. The structural cost was under thirty-eight cents per cubic foot.

The patio is the one feature which departs from the direct and straightforward in its architectural setting; and since the varying elements

of terraces, loggias, stairways, arcades and roofs are in all cases the natural expressions of plan and function, and there is no sense of any forced effect, the result is delightful and refreshing. It is amazing to find so much accomplished in so short a time in the way of landscape architecture (for which Florence Yock and Lucile Council are responsible), but the amazing is commonplace in Los Angeles. A few years' growth of vines and thickening shrubbery—potted plants and tubbed trees on the terraces—gay awnings and summer frocks—and one can picture this patio as a most enchanting spot, under the warm blue skies of sunny Southern California. The stepped terraces and arcades are cleverly handled, and the space between walls, fifty-five by one hundred and thirty feet, seems even more spacious, on account of the interesting breaks in surrounding walls and roofs.

A word should be given to the interior equipment. Mr. Sumner Hunt and Mr. Silas Burns, the architects, collaborated, with evident harmony and with harmonious results, with George Reynolds as to furnishings and with Julian Garnsey as to interior decoration, color, wall and ceiling finish, and so on. This pleasant co-operation extended to the other minor departments of equipment, and it is worth comment. Even more than outside, the impression is created, not of an institution, but of a gracious, stately, but hospitable private mansion. In the large apartments, instead of a stiff formality or a sticky magnificence, one finds an atmosphere of easy comfort, of pleasant spaciousness; the small rooms carry a note of daintiness or of quiet richness according to their various functions.

The Ebell Club as a whole is an excellent example of that new note of restraint, of thoroughly studied and sincere architectural technique, which has been developing in Southern California.

* * *

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The Treatment of Interiors (the sixth book of the Pencil Points Library), by Eugene Clute (formerly editor of "The Architectural Review and of "Pencil Points," etc.). 208 pages, size 9 by 12 inches, with adequate text and

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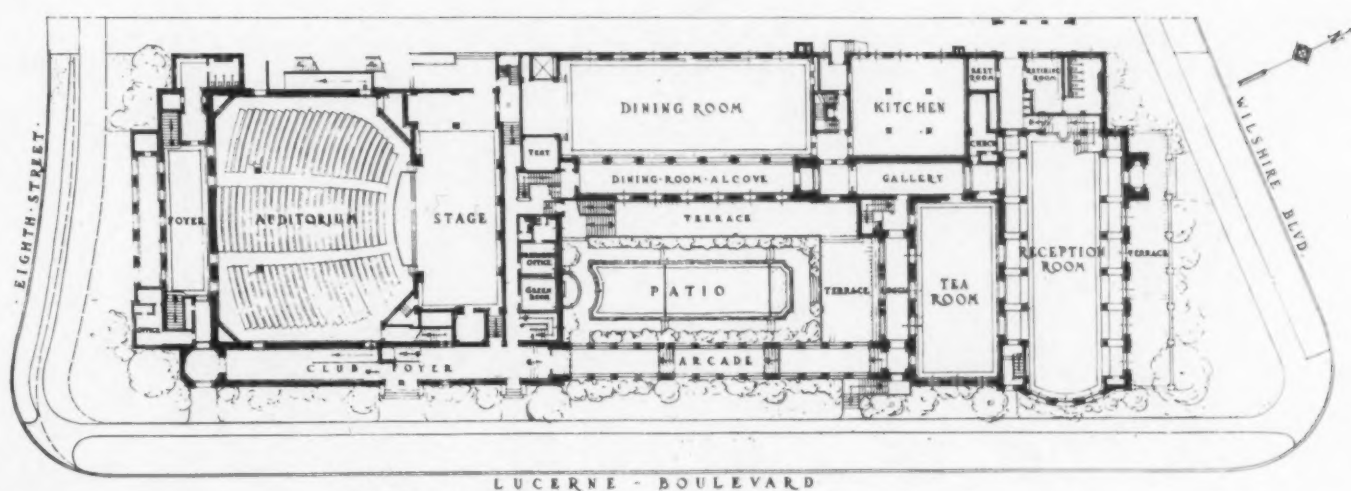
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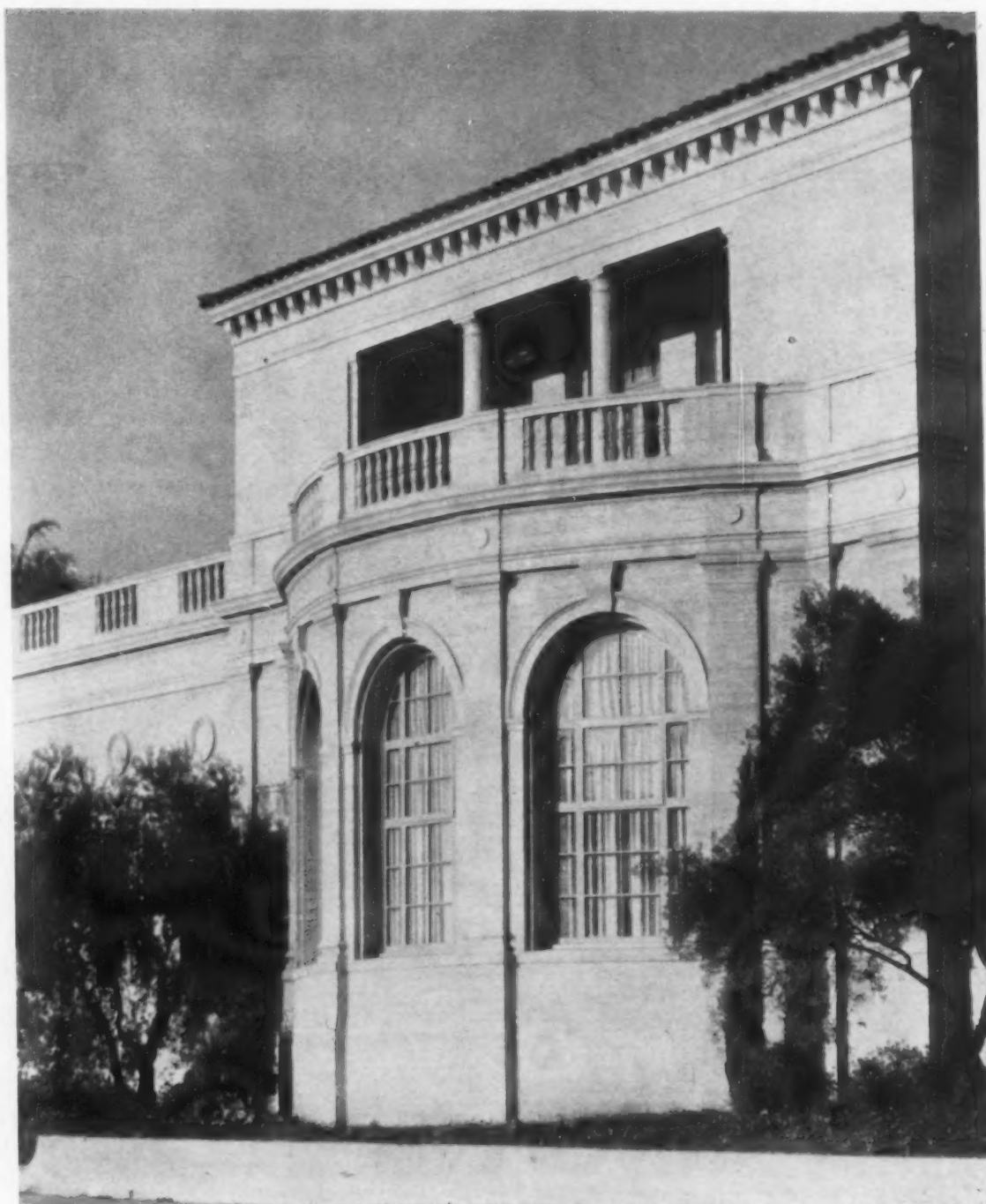


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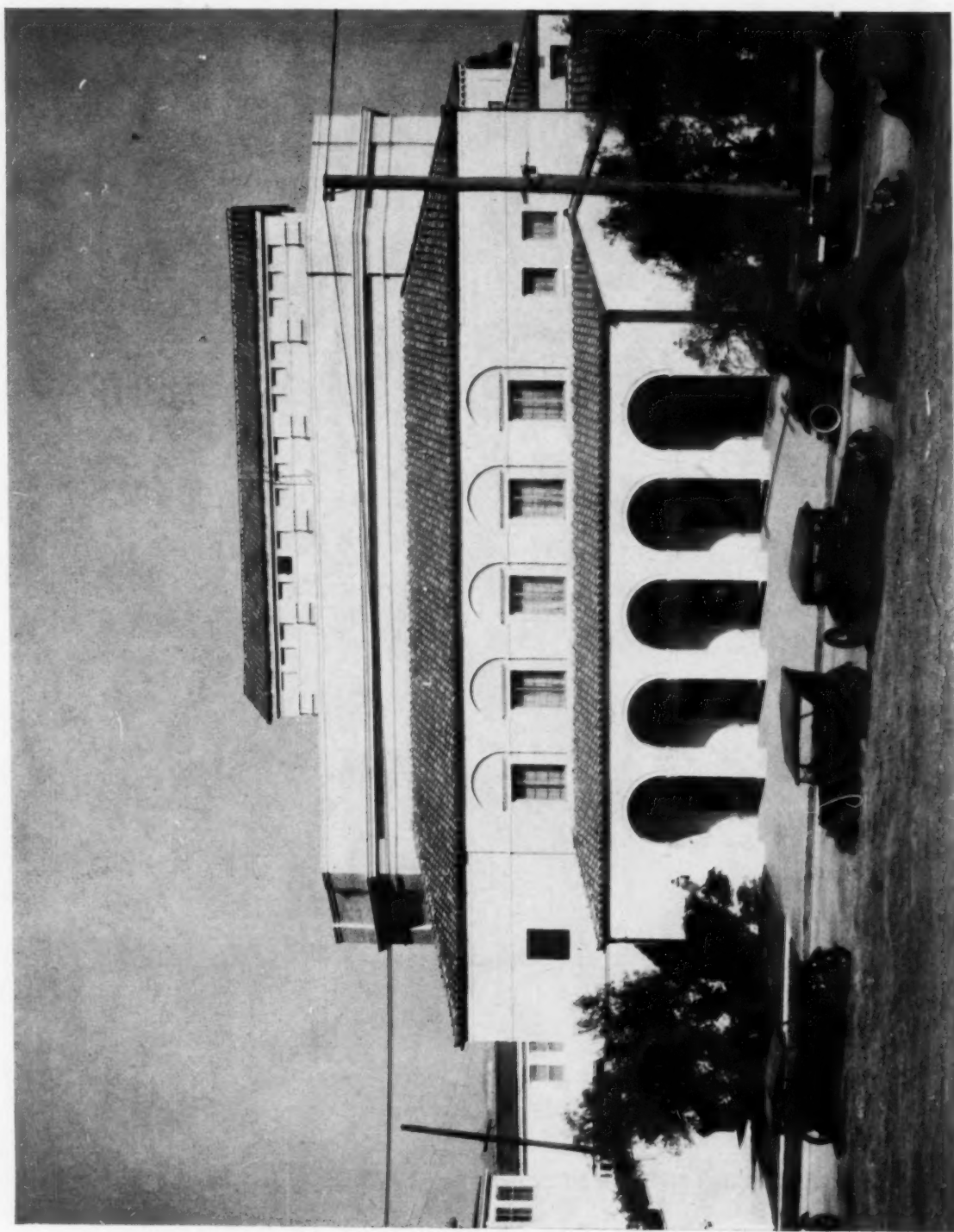




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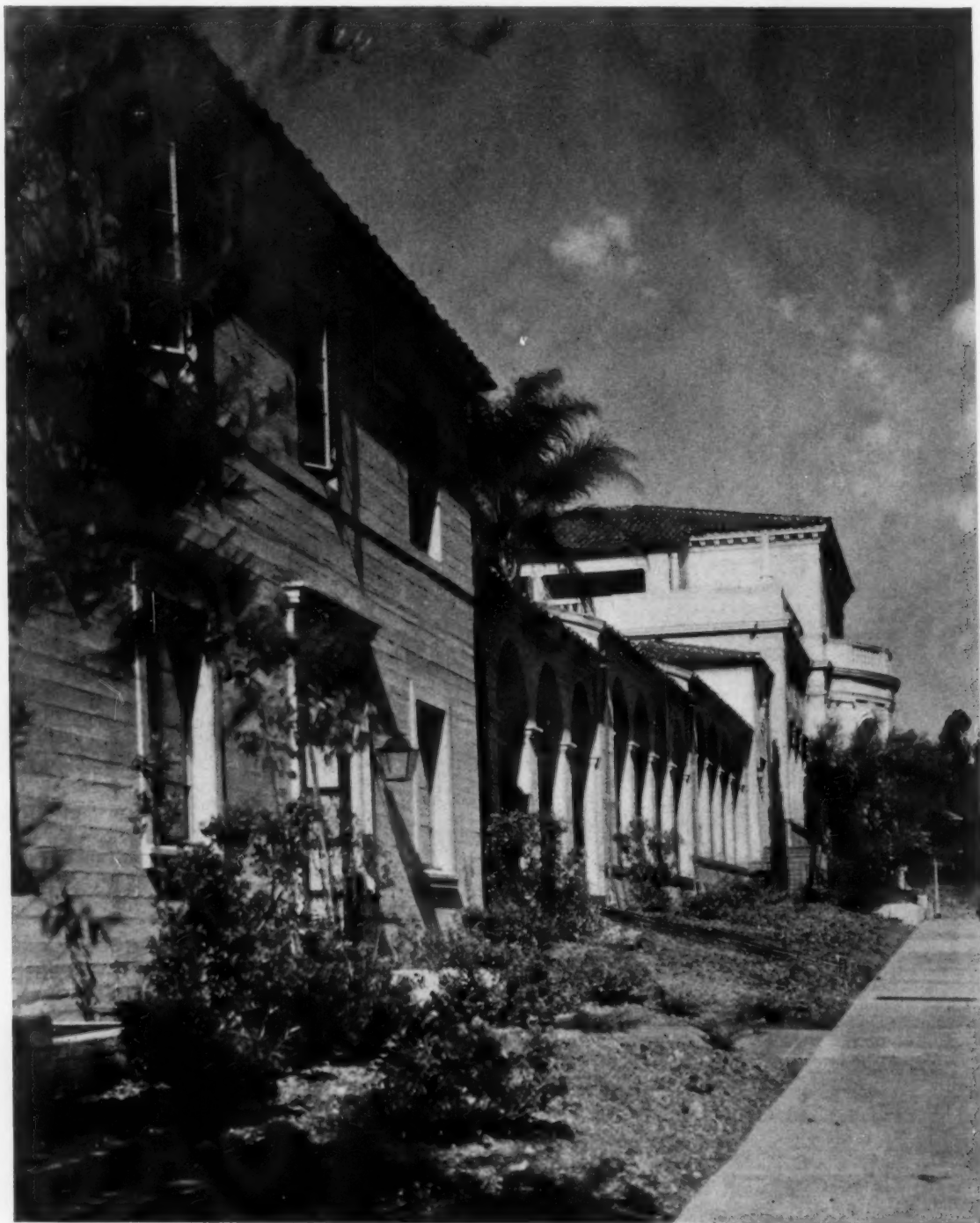
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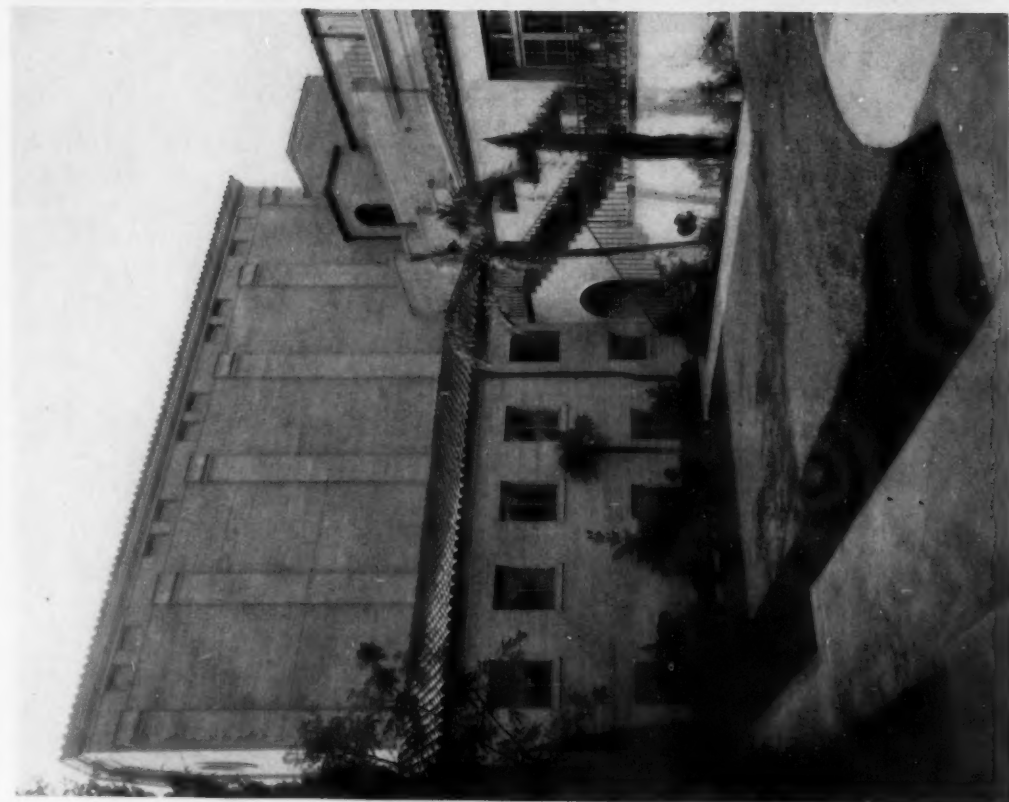
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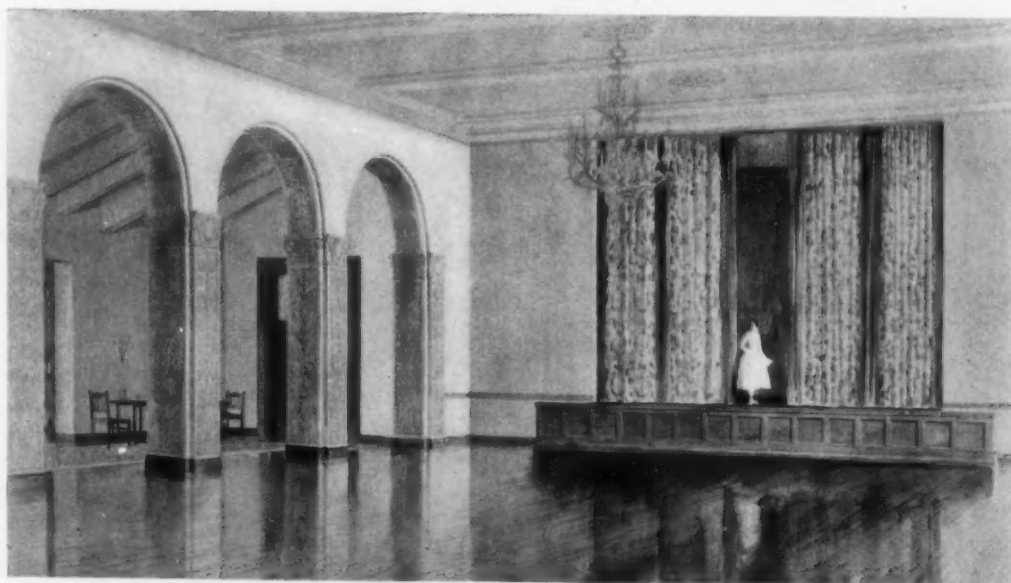
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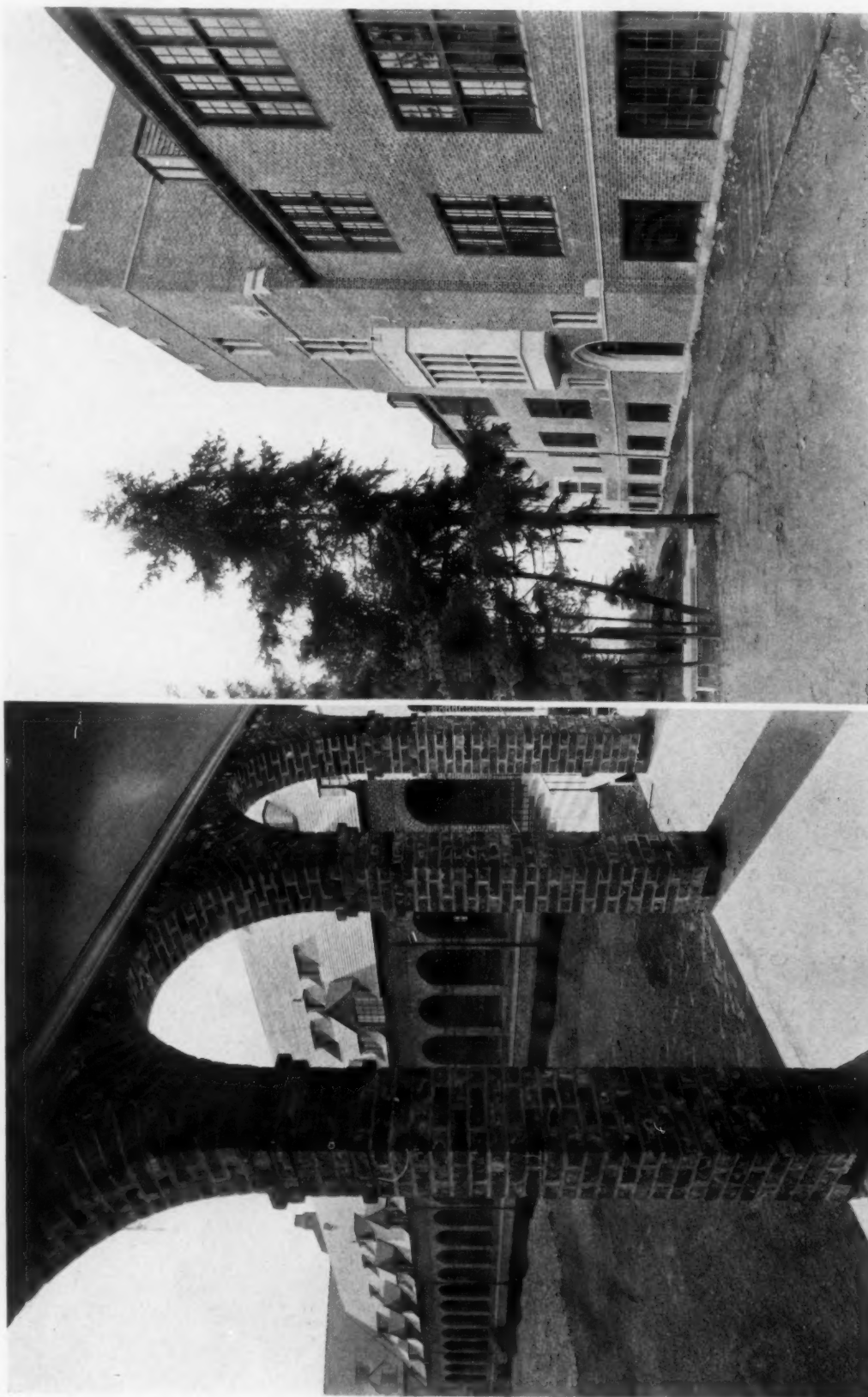
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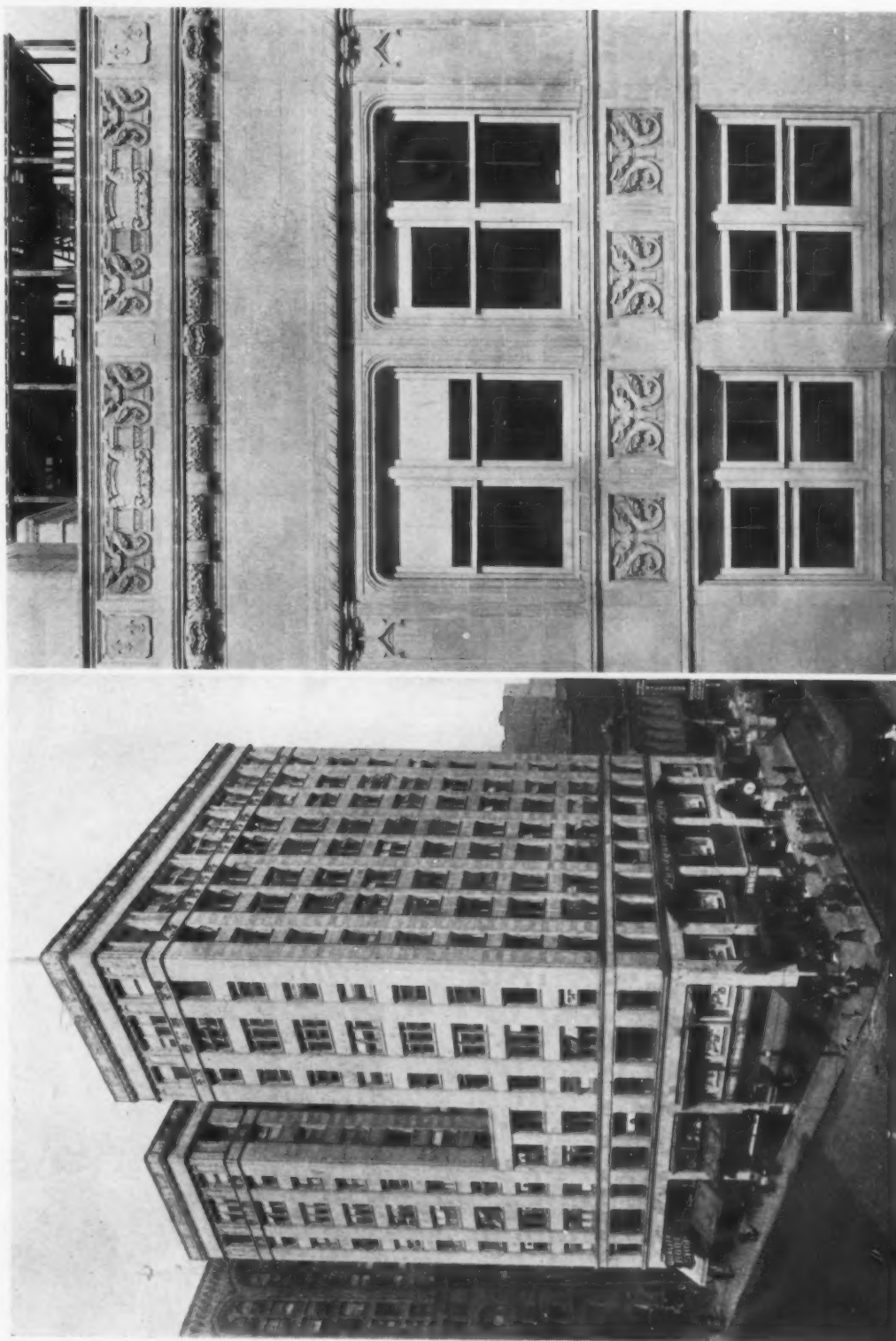


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EDITORIAL

Expert Advice

THE APPOINTMENT of an Advisory Board to assist the Board of Public Works of San Francisco in drawing up a new Building Code is a wise move. Consisting of representatives from the local chapters of the American Institute of Architects and the American Society of Engineers, and from the San Francisco Builders' Exchange, this Board can bring the benefit of expert training and experience—and, doubtless, intelligence—to help solve this very important and complicated problem. San Francisco is to be congratulated upon the prospect of securing an adequate and sane Building Code through the services of Messrs. Meyer, Hueber and Wilhelm.

* * *

American Architecture

IN A RECENT issue of a leading Eastern journal, a writer says some pleasant things about architecture in the Far West. "A vigorous individuality . . . imaginative . . . flexible . . . picturesque . . . possibly an Old World air, but essentially a new creation, out-and-out American . . . more American, indeed, than if one were to attempt to sprinkle Colonial homesteads of the New England type upon the glowing reds and browns of the Western landscape."

That is very well expressed; and under it lies the realization that the typically American idea is to seize upon whatever is particularly appropriate to a special need or condition and adapt it to the specific environment and requirements—utilizing all possible modern methods and devices and improvements. This applies to science, to machinery, to literature, to education, to business, to music, and to architecture.

This it is that has built the United States up to that dominance we now present among the great nations of the world.

* * *

Craftsmanship

WITHOUT mutual understanding and co-operation between architect and craftsman, good building cannot be accomplished. This is an axiom, a platitude, if you will. Yet it is too often neglected.

Both parties are responsible. The architect frequently does not understand methods of working, difficulties with which craftsmen have to contend, actual construction necessities. The craftsman is apt to regard an architect as unrea-

sonable and arbitrary; he, perhaps, sees only a detail drawing and has no idea of the relation it bears to the complete project. Each can learn from the other; for both have at heart the same essential desire—to produce a good job; to build strongly and beautifully with good materials.

Here in California there seems to be more evidence, we think, of development along the line of mutual understanding and team work. There is an increasing number of good results, of honest and harmonious detail and execution, of an eager attitude towards good craftsmanship. Such are the buildings we like, and try, to illustrate in our journal.

And there is evidenced the desire to recognize good work, in the award of Honor Certificates for craftsmanship, made by various Chapters of the A. I. A. The recognition of merit in such public and unprejudiced form must impress and stimulate all who are concerned in or affected by the building industries.

* * *

Washington Chapter Activity

ELSEWHERE in this issue is published a report of the annual meeting of the Washington State Chapter, A.I.A. It is a noteworthy report, and justifies the space consumed. The record of definite committee work, the general spirit of interest, of enthusiastic cooperation, is significant of a very healthy condition in the Chapter, and contains much that may be considered with profit by other Chapters.

* * *

S. F. Stock Exchange Building

THE RESULT of the recent architectural competition conducted by the San Francisco Stock Exchange for its new home was an extremely happy one. The winning design, shown in this issue, was submitted by Miller and Pflueger, San Francisco architects, and is an original and significant composition, decidedly expressive of the purposes for which the building is to be used. It is modern art, in the sense that it follows no historical style; but there is nothing bizarre, painful, distorted about it; it is a sane and logical development.

The competition was conducted under approved A. I. A. methods with Mr. Warren Perry as advisor. The new building will represent an investment of \$1,250,000, and will house one of the greatest financial centers in America, second only to New York in volume of trading.



GEORGE WASHINGTON HIGH SCHOOL
LOS ANGELES

Dodd & Richards, *Architects*
B. D. Kronnick Co., *Contractors*



AS HONEST AS ITS NAMESAKE

TO BE NAMED after "The Man Who Could Not Tell a Lie" an institution should first of all be built of honest, imperishable materials. ¶ It is a noteworthy fact that Simons Brick was selected as the principal material in erecting the monumental new George Washington High School in Los Angeles. ¶ The school group comprises seven magnificent brick buildings... a credit to its namesake and to the City of Los Angeles.

20

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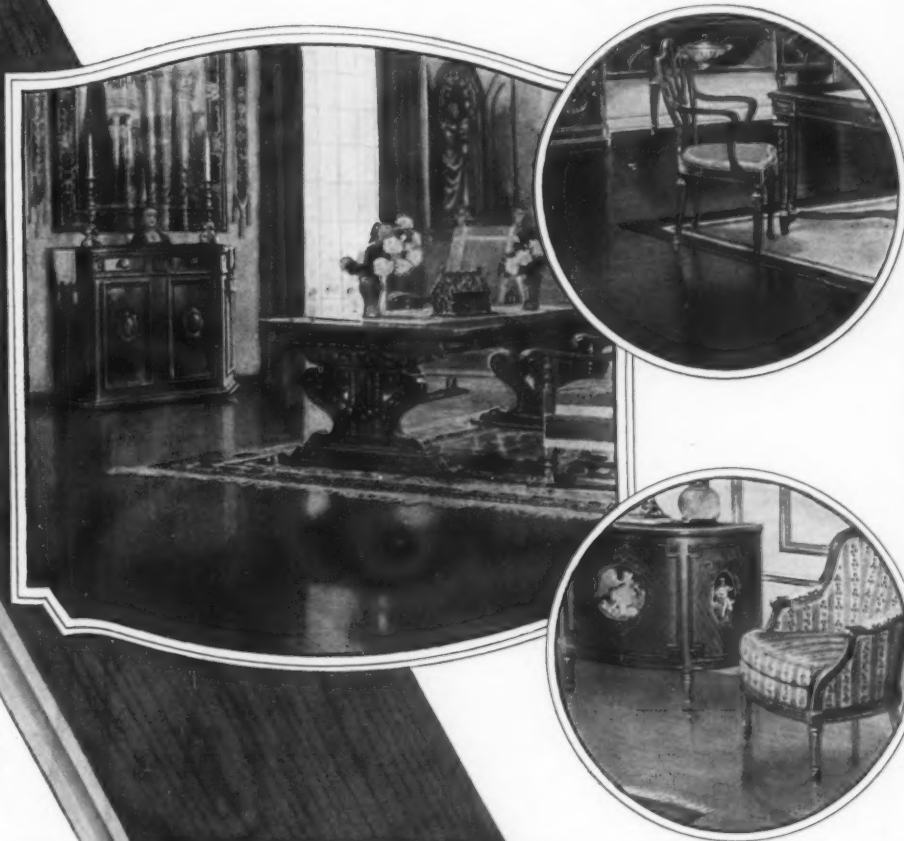
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SKETCH FOR SAN FRANCISCO STOCK EXCHANGE BUILDING. MILLER AND PFLUEGER, ARCHITECTS

NORTHERN CALIFORNIA CHAPTER AMERICAN INSTITUTE OF ARCHITECTS MONTHLY BULLETIN

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JAMES S. DEAN, three years
EARLE B. BERTZ, two years
FRED H. MEYER, two years
J. S. FAIRWEATHER, one year
W. C. HAYS, one year

NEXT MEETING

The next regular meeting of the Northern California Chapter, The American Institute of Architects, will be held at 6:30 p. m. on Tuesday, February 28, 1928, at the Hotel Mark Hopkins. Dinner will be served. The subject at this meeting will be "Support for the State Board of Architecture."

JANUARY MEETING

The regular meeting of the Northern California Chapter, A. I. A., was held at the Mark Hopkins Hotel on January 31, 1928. The meeting was called to order by President Harris C. Allen at 8 o'clock. The following members were present:

G. F. Ashley, Wm. Clement Ambrose, Harris Allen, A. Appleton, Geo. A. Applegarth, John Bakewell, Jr., Earle B. Bertz, Morris M. Bruce, Ernest Coxhead, W. H. Crim, Jr., Jas. S. Dean, John J. Donovan, Albert J. Evers, W. B. Farlow, Wm. I. Garren, Henry H. Gutterson, Lewis P. Hobart, Samuel Lightner Hyman, Lester W. Hurd, Raymond W. Jeans, Chas. F. Masten, Chas. F. Maury, James Mitchell, Geo. B. McDougall, A. McF. McSweeney, Fred H. Meyer, William Mooser, L. C. Mullgardt, E. L. Norberg, Harris Osborn, James W. Plachek, T. L. Pflueger, Albert Schroepfer, Roland I. Stringham, Ralph Wyckoff.

Guests present and the interests they represented were as follows:

N. A. Eckart, American Society of Civil Engineers; Walter L. Huber, member Advisory Board to Department of Building Inspection of San Francisco; A. H. Wilhelm, member Advisory Board to Department of Building Inspection of San Francisco; Arthur P. Denton, Portland Cement Association; R. H. Stevenson, Homebuilders' Association; A. C. Horner, National Lumber Manufacturers' Association; Chas. H. Sawyer, Bureau of Architecture of San Francisco; James S. Cole, Clay Products Industries; W. C. Thieleman, California Reinforcing Institute; John A. Sullivan, San Francisco Real Estate Board; S. P. Koch, Pacific Coast Building Officials Conference.

The speakers were Messrs. Myron Hunt, J. E. Mackie, Fred H. Meyer, P. A. Pflueger, Chris H. Snyder and P. J. Walker.

Mr. Austin Sperry and Mr. Austin Whittlesey, Southern California architect, were also present.

MINUTES

The minutes of the previous meeting were approved as published.

REPORT OF STANDING COMMITTEES

There were no reports of Standing Committees, due to the program.

UNFINISHED BUSINESS

The Secretary presented the report of the Auditing Committee, approving the accounts of the Chapter for the fiscal year, to October 1, 1927. The report was received and placed on file.

The Secretary reported receipt of a total of \$351.94 from the former San Francisco Society of Architects. The thanks of the Chapter are due to Mr. W. C. Hays and

Mr. H. H. Gutterson for their continued effort to obtain this for our Education Fund.

The resignations of Mr. William Arthur Newman, Chapter member, and Mr. C. E. Perry, Institute member, were reported as having been received with regret by the Board of Directors.

GENERAL BUSINESS

The Secretary reported that the following Institute members had been added to the Chapter roll: Messrs. Warren C. Perry, Roland I. Stringham, Frederick H. Reimers, George Klinkhardt and Erle J. Osborne. Also the following Associates: Messrs. Harris Osborn and Ellsworth Johnson.

The appointment by President Harris Allen of the members of the Standing Committees for the year was announced and ordered published:

Practice: Morris M. Bruce, chairman; Will G. Corlett, Ernest Coxhead, Arthur Brown, Jr.

Legislation and Code: Frederick H. Meyer, chairman; Albert J. Evers.

Relations with Coast Chapters: John J. Donovan, chairman; Harris Allen, Jas. S. Dean, G. F. Ashley.

Public Information and Entertainment: Executive Committee.

Membership: Henry H. Gutterson, chairman; Albert J. Evers, Edgar B. Hurt, Chas. F. Dean, Jas. H. Mitchell.

Education and Library: Warren C. Perry, chairman; Wm. C. Hays, Chas. Peter Weeks, Arthur Brown, Jr.

Competitions: Wm. C. Hays, chairman; Geo. W. Kelham, J. Harry Blohme, Chester H. Miller.

City Planning and Civic Improvements: John Reid, Jr., chairman; G. F. Ashley, Ernest Coxhead, J. S. Fairweather, John Bakewell, Jr.

Industrial Relations: Henry H. Meyers, chairman; Earle B. Bertz, W. H. Crim, Jr., E. H. Hildebrand.

Exhibition and Honor Award: Earle B. Bertz, chairman; Morris M. Bruce, Henry H. Gutterson, Raymond W. Jeans, Harris C. Allen.

REPORTS OF SPECIAL COMMITTEES

A written report of the progress of the Special Committee on Drafting Room and Office Standards was presented and a copy placed before each of those attending.

Mr. Norberg presented a motion to endorse the formation of a new filing service by the Architects' Standard File. The motion was carried.

SPECIAL PROGRAM

The Chapter was fortunate in having present Mr. Myron Hunt, our Regional Director. Mr. Hunt gave us a report on procedure of the Institute directors' meeting which he recently attended in Washington, D. C. Later, Mr. Hunt gave us the benefit of some of his experiences with earthquake destruction in Santa Barbara.

A discussion of the Building Code and Building Inspection followed, and the Chapter was addressed by the following:

J. E. Mackie of Long Beach, secretary of the Pacific Coast Building Officials Conference, gave a brief history of the origin and growth of the Uniform Building Code,

and expressed the hope that all technical societies would cooperate with the Building Officials Conference in perfecting this Uniform Code.

Paul A. Pflueger, chairman of the Earthquake Insurance Committee of the California State Bankers' Association, spoke on earthquake insurance from the standpoint of the banker.

P. J. Walker represented the contractors. After telling a good Ku Klux Klan story, Mr. Walker gave an interesting talk on the Uniform Code and its proposed inspection service from the standpoint of the contractor.

C. H. Snyder, well-known engineer, spoke on the San Francisco building code and inspection of today from the standpoint of the engineer. He also gave some very interesting theories on the proper method of insuring minimum damage from earthquake shock.

Fred H. Meyer summed up the situation in California and San Francisco today from the standpoint of the architect.

The following resolution was presented from the floor and unanimously passed:

"That the following letter be sent to the Board of Public Works of San Francisco:

"It was the sense of a meeting held January 31, 1928, by the Northern California Chapter of The American Institute of Architects, at which were present representatives of various building and property interests, including banking, real estate, engineering, manufacturing, contracting and inspecting, that your honorable board be heartily congratulated upon the appointment of an advisory board of building experts to assist in drawing up a new Building Code for San Francisco; therefore insuring a wise, adequate and sane solution of the very important and complicated problems connected with a modern building code for a great city. The accomplishment of this task will be received with keen satisfaction by all the interests concerned."

Mr. Austin Sperry sang several delightful solos, accompanied by our President.

Respectfully submitted,

ALBERT J. EVERS, *Secretary*.

* * *

AN APOLOGY

In the January issue of Pacific Coast Architect an illustration of the model of the Green Ophthalmic Institute was published as the work of Weeks and Day, architects. We wish to correct this mistake and apologize to Mr. Frederick H. Meyer, who is the architect of the building.

* * *

SAN FRANCISCO ADOPTS NEW ROOFING ORDINANCE

The amendment to the building law regarding fireproof roofing was finally passed at a meeting of the San Francisco Board of Supervisors, February 14, 1928. The area in which shingle roofs on new construction are forbidden is extended to cover virtually the entire city. Only two small districts are excluded from the roofing restrictions. Within the area prescribed all new roofs from now on must be made of fire-resistant materials, such as asbestos, asbestos composition, tile, metal, tar and gravel or fireproof composition, meeting the approval of the Board of Fire Wardens and the Board of Public Works.

In addition to this the amendment provides for changes in the regulations governing repair of old roofs. Formerly it has been required that a shingle roof, which was 40 per cent destroyed by fire or action of the weather, must be replaced by fireproof materials. The new law reduces this percentage to 20 per cent.

* * *

The Oakland Ornamental Compo Works of 3544 Custer street, Oakland, have recently published a new catalog of standard A. I. A. size containing 24 full-page plates of various ornaments and a complete price list. Architects and contractors may obtain a copy by writing to above address.

HERMANN SAFE CO. EXPANDS

Additional equipment and floor space have been added to the facilities of the Hermann Safe Co. during the past year, for the manufacture of safe and vault equipment of every description. About a year ago this company moved into their new building at Howard and Main streets, San Francisco, containing 30,000 square feet of floor space.

As Pacific Coast representatives of the York Safe and Lock Co. of York, Pa., a complete showing of the various models is made in the salesroom, which occupies a good part of the first floor. Also safes, wall safes, vault doors, etc., as manufactured by the Hermann Safe Co. are on display. Steel bank and office fixtures are on display on the second floor. Safe and vault equipment to fit every need may be executed through the planning department.

* * *

Warren A. Bechtel, president of W. A. Bechtel Company, well-known San Francisco contracting firm, was unanimously elected president of the Associated General Contractors of America at the close of the organization's ninth annual convention in West Baden, Ind., recently.

Bechtel, who lives in Oakland, is head of a concern widely known as a builder of railroads, tunnels, dams and similar works. He has been active in the national organization many years, having served as president of the Northern California chapter and as a national director.

* * *

Architect Guy L. Brown, American Bank Building, Oakland, has prepared preliminary plans for a six-story class A hotel to be erected on the northwest corner of Fifteenth and Castro streets, Oakland, by the Industrial Homes Corporation. The building will cost \$250,000 and will be known as the Business Girls' Hotel, with accommodations for 300 to 400 girls.

* * *

Architects Hunt and Burns, 701 Laughlin Building, Los Angeles, have been commissioned to prepare plans for a concrete and hollow tile building to be erected at Claremont, California, by Scripps College. The building will contain an auditorium, faculty and administration office and will cost \$250,000.

* * *

Architects John and Donald B. Parkinson, 420 Title Insurance Building, Los Angeles, have been commissioned by the University of Southern California to prepare plans for a reinforced concrete science building. The building will cost \$300,000 and will be four stories, class A construction.

* * *

Architect Joseph L. Stewart, Claus Spreckels Building, San Francisco, has prepared plans for a one-story basement and mezzanine reinforced concrete market building for San Jose. Building will be 100 by 138 feet and will cost \$100,000.

* * *

Architect Albert C. Martin, Higgins Building, Los Angeles, has been commissioned by the Peck & Hills Furniture Company to prepare plans for an eight-story class A furniture building to be erected in Seattle, Washington.

* * *

Architect F. J. DeLongchamps of Reno, Nevada, is preparing plans for a second unit to the Hotel Riverside, Reno. The building will cost \$250,000 and construction will start this summer.

* * *

Architects Weber and Spaulding, 627 Carondelet street, Los Angeles, are preparing plans for a class A theater to cost \$600,000 and to be erected at Avalon, Catalina Island.

WASHINGTON STATE CHAPTER, AMERICAN INSTITUTE OF ARCHITECTS

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J. LISTER HOLMES, Secretary
A. M. ALLEN, Treasurer
CLYDE GRAINGER, Member of
Executive Committee

THE ANNUAL MEETING, WASHINGTON STATE CHAPTER, A.I.A.



AN INTERSCHOLASTIC CONFERENCE held prior to the annual meeting was similar in its purpose to that so successfully inaugurated in 1927, a gathering together under the auspices of the Chapter of those actively engaged in architectural education in the colleges with those teaching preparatory correlated subjects in the high schools, for the purpose of promoting and coordinating this phase of education so important to architectural appreciation and progress.

The sessions this year began on Friday afternoon, those participating assembling at the Olympic Hotel at one-thirty, where they were taken by automobile to various places of particular interest in connection with the work of the Conference. A visit was first made to the newly completed John Marshall Junior High School, where, under the direction of the architect, F. A. Naramore, an opportunity was given to inspect latest developments in school design and equipment. A visit was then made to the Department of Architecture at the University of Washington under the guidance of Professors Thomas and Herrman of the department, followed by a visit to the Henry Art Gallery at the University and afterwards to the Gallery of the Seattle Fine Arts Society, where the W. M. Chase Memorial Exhibition was being held. The party returned to the hotel at 5:30.

At six-thirty dinner was served and immediately afterwards Harlan Thomas, President of the Washington State Chapter, A. I. A., called the meeting to order and explained that the purpose of the Conference was to arrive at a better understanding of what was being taught in art and architecture in the high schools and to discuss the different problems which might be presented by the members of the Conference.

General Art Courses

Miss Reynolds, Director of the Art Department of the Seattle Public Schools, was the first speaker. Miss Reynolds gave a very interesting talk on the art work being taught in the high schools which would be of value in architectural study in the University. The objective of the art courses suggests the necessary background for an architectural course: To develop in all pupils an appreciation of the work of great craftsmen, painters, architects and sculptors. To cultivate good taste and a love for better design and color in clothing, buildings, furnishings, utensils—all material products—to the end that all choices shall be intelligent, satisfying and a constant source of enjoyment. To stimulate the imagination and develop some creative ability in expressing thoughts and feelings of beauty in form and color. To give talented pupils the basic training for following definite art vocations and a solid foundation for future work in University or art schools.

The students are taken to art exhibits, through the model rooms and houses in the different stores, and through beautiful homes, to give them a better appreciation of what is good in art. For the appreciation of modern architecture, they need to learn that the understanding of form composition or volume relationship and honesty of conception are necessary.

Vocational Training

After a general discussion of the subject presented by Miss Reynolds, Mr. Mulhollan, Supervisor of Vocational Work in the Seattle Schools, was called upon to give a brief outline of the vocational studies given in the high schools. Mr. Mulhollan stated that the first semester's work in mechanical drawing is the same for all pupils. It covers sketching and drawing in the fields of machine drawing, architecture, sheet metal drafting, etc. Following this, a pupil may elect two semesters of architectural drawing in which he studies plans, materials, building construction, ordinances, etc. If he then decides he will take up architecture, he studies the orders for one semester and parallels this with the work in the art department.

University Preparation

Professor Herrman of the Department of Architecture of the University of Washington, speaking on "What Preparatory Work Is Desired

of Students Entering the University Department of Architecture," stated that one of the most necessary things is to have a thorough foundation of the academic subjects, such as mathematics, history, English, science and languages. Architectural drawing, as given in the Seattle high schools, is very beneficial, and should be recommended to all students intending to study architecture, but mechanical drawing is not necessary, in fact too much of it cramps the imagination. The value of freehand drawing has long been under-estimated; the ability to make a quick, clear, freehand sketch is indispensable. The student should have, above all, aptitude, inborn talent and the earnest desire for creation.

Mr. Paul M. Gustin, a well-known artist of Seattle, was then called upon and said that students who intend to take architecture should take art courses in the high school. He also stressed the value of freehand, saying that the high school student should learn to make rapid freehand sketches as well as careful studies of detail ornament.

General discussion followed these talks until a late hour, when Mr. Thomas suggested that as these problems needed more time and thought the meeting should adjourn and discussion be continued the following morning, Saturday, January 14th.

Freehand Drawing and Art Appreciation

The Saturday morning session was presided over by Mr. Carl F. Gould, formerly head of the Department of Architecture at the University. Mr. Gould called the meeting to order at 10 o'clock and introduced as the first speaker Mr. Paul M. Gustin, who continued his remarks of the preceding afternoon on the value of freehand drawing in the preparatory study of architecture.

He enlarged on the value of freehand drawing as giving the essential visual training, rather than instruction in mechanical drawing, which had a tendency to restrict the imagination. The teaching of decorative design was considered desirable, although it does not deal with drawing in three dimensions.

At the close of Mr. Gustin's remarks a committee was appointed to prepare suggestive methods in freehand drawing which might be of value in the early school training.

Professor Arthur Herrman of the Department of Architecture, University of Washington, reiterated his desire for a course in art appreciation to stimulate the imagination and prepare a background for the future work just as courses are now given in music appreciation. It would seem desirable to awaken the visual imagination at an early stage in a child's development. This received the unanimous approval of the various members of the Conference.

Mechanics and Physics

Professor Chas. C. May, of the University of Washington, discussed the basic principles of instruction in mechanics and spoke of the surprising interest the boys took in simple problems when given in a concrete form as an actual situation and from which they were taught to understand the principle and theory of mathematics involved. He also discussed the extent of coordination that could be effected by preliminary work in the high schools.

Professor Osborn, of the College of Science, University of Washington, discussed the value of the teaching of physics as an aid to completing the fundamental physical laws which enter into such important subjects as acoustics, lighting and mechanics of materials, spoke of the little opportunity the student had to prepare himself adequately in this field by laboratory and experimental experiences. He emphatically believed that the student should be advised to take such work in the high school, as the University curriculum provides inadequate opportunity and much time must necessarily be wasted if the University attempts to cover this elementary work.

It was learned at the Conference that high school credits count towards entrance in the University of Washington, whereas in Eastern universities no credits are given, showing the advanced point of view of our

school system in the arts over that of the Eastern schools. An extended course in art appreciation and methods of art instruction was urged by the school representatives and it was stated that materials, slides, etc., could be used, which the University has for its own courses.

The hour for adjournment having arrived the Interscholastic Conference was concluded, the members meeting at luncheon with the Washington State Chapter, A. I. A.

The Annual Meeting

The members of the Chapter assembled for the Thirty-third Annual Meeting at the Olympic Hotel, Seattle, Saturday afternoon, January 14, the meeting being called to order at 2:15 p. m. by President Thomas. The minutes of the last regular meeting were read and approved. The President's address being the next number on the program, Mr. Thomas rose to the occasion with a few well-chosen words referring to the general scope of Institute and Chapter activity, saying that there was so much useful work to be done that a Chapter member could effectively devote all of his time to it. He thanked the members for the support they had given him during his term of office.

Secretary's Report

The Secretary then followed with an able report covering the work done by the Chapter during the year. Eight regular meetings and three special meetings had been held with an average attendance slightly greater than last year. The Chapter had during the year gained seven Institute members and four new Associates. It had lost five members, making a net gain of two in its membership, and there were six applications pending. The Executive Committee had held 52 meetings during the year. The report mentioned various Chapter activities, which have received notice in previous issues of the Bulletin. The report closed with a plea for active interest by Chapter members in Chapter affairs, as only in this way can the Chapter's work become effective.

Treasurer's Report

The Treasurer's report was then presented with the thoroughness and completeness we have become accustomed to expect from our Treasurer, Mr. Siebrand. This showed the Chapter in sound financial condition. The total receipts were \$4,088.19, of which \$675.05 were from the Special Fund. Disbursements having been \$3,563.16, we now have a bank balance of \$523.03 with a Permanent Fund in addition amounting to \$953.56.

Ways and Means Committee

The first committee report presented was that of the Ways and Means Committee, read by the acting chairman, Mr. Albertson, as follows:

"Due to the healthy condition of the finances of the Chapter the Ways and Means Committee has not been called upon for any emergency need. This fortunate condition has been due largely to the income derived from the extra dues received from the one dollar in ten thousand dollars assessment made against Seattle members on work that they have done exceeding fifty thousand dollars for the year.

"The Chapter conducted a successful exhibition during the year which cost the Chapter about \$300. It is also estimated that it cost individual members a total of about \$500 more. To this item is to be added the expense of the annual meeting amounting to something like \$300. While the Ways and Means Committee considers these activities desirable, yet the committee feels that a word of warning should be given so that when the less productive years arrive, we may have some reserve to carry us over.

"It falls to the lot of the Ways and Means Committee to audit the Treasurer's report and because of the knowledge that the committee has of the Treasurer's work, it wants at this time to commend in the highest terms the complete and conscientious manner in which the Treasurer's reports are presented and the excellent manner in which he has handled the Chapter's finances.

"A. H. Albertson, *Acting Chairman*; John Graham, *Chairman*; James H. Schack."

Membership, Education, Competitions

Mr. Grainger reported for the Membership Committee, showing a substantial accession of new members during the year as noted in the report of the Secretary, and Mr. Herrman, chairman of the Committee on Education, in reporting for his committee, told of the University summer course for high school instructors initiated last year and for which plans had been made for its continuance. He reported also an effort being made to have talks in the schools throughout the State on the appreciation of the arts.

This report led to one from a special committee, consisting of Loveless, chairman; Baeder and Huntington, who had been working with Miss

Clara Reynolds, Director of the Art Department of the Seattle Schools, on a plan to secure examples of architecture for use in the schools, the Chapter to make the selections for illustrations with an appropriate description, no architects' names, however, being mentioned. The plan was endorsed by the Chapter and the committee continued.

The report of the Committee on Competitions was presented by Mr. Holmes, its main feature being a reference to the West Coast Woods Competition which the Chapter had sponsored for the West Coast Lumber Trade Extension Bureau. This competition was described in previous issues of the Bulletin.

Civic Design

Mr. Myers, chairman of the Committee on Civic Design, presented the following report of work undertaken during the past year:

"Since the appointment of Mr. W. C. Morse to the office of city engineer for the city of Seattle, your President, Mr. Thomas, interviewed him and informed him of the fact that the Chapter was always anxious and willing to assist his department at any time with advice and suggestions relative to the problems that required architectural treatment.

"On October 31st Mr. Morse wrote Mr. Thomas stating that he would be glad to take advantage of the kind offer that had been made by the Chapter, through its President, of assistance in a problem which had presented itself to him, namely, the design of a masonry casing around standpipe at Woodland Park. To quote from his letter: 'This is an important structure and occupies a strategic viewpoint in the city of Seattle, and it should have better architectural treatment than the ordinary engineer can give it.'

"This matter was laid before the Executive Committee by Mr. Thomas and it was referred to the Committee of Civic Design, with full power to act.

"After having been duly notified of the Executive Committee's action, the chairman of this committee sent out a notice to each member of the committee enclosing a tracing of plan and section of existing standpipe with a request that they present, at a subsequent meeting, a rough sketch embodying their ideas in regard to the treatment of this project.

"After consultation with Mr. Thomas it was thought advisable to employ someone to assist the committee in working up some of the schemes and presenting some new ones. Mr. Clippenger was therefore appointed on the committee and authorized to make a few suggestions. These were presented at one of the meetings and the committee, after a good deal of discussion pro and con, decided to present to Mr. Morse, in a tentative form, three schemes, all having some merit and giving some choice in regard to general treatment. These three sketches have been forwarded to Mr. Morse and an appointment was made with him to meet the members of the committee.

"D. J. Myers, *Chairman*; A. M. Allen, A. H. Albertson, Frank L. Baker, D. M. Clippenger, Frank H. Fowler."

Public Information

In response to a call for a report from the Public Information Committee, Mr. Loveless told of the special arrangement for newspaper advertising which had been considered at a special Chapter meeting. In the discussion of this report, while it was acknowledged that the funds had properly been provided so far by individual subscriptions, it was believed that as the Chapter as a whole was to be benefited, it was proper at this time to vote a contribution from Chapter funds. This finally led to a vote that the Chapter contribute if necessary, such contribution not to exceed \$10 a month.

Professional Practice

A report of the Committee on Professional Practice was presented by Mr. Schack, the chairman, as follows:

"Your committee believes that the tendency of all firms or individuals engaged in competitive business is to cooperate for the benefit of their respective business or profession. This same tendency has also been manifested in the architectural profession.

"The most aggravating situation still seems to be the same old problem of preparing preliminary sketches for proposed building projects without remuneration. The object of preparing these sketches, we all know, is to place our prospective client under obligations to us and thereby help us to secure the commission.

"In cases where an architect has been employed by the owner to prepare sketches for a project, we agree it is unprofessional for other architects to voluntarily prepare sketches for the same project, but the mere fact that an architect has prepared voluntary sketches and even if they were published, should not act as notice to others in the profession to mean 'hands off,' nor should it constitute prior rights. We feel that an architect is justified in preparing sketches for prospective clients provided they agree to employ him if the project goes ahead. Perhaps this is an educational problem and might be helped by giving it publicity, for the benefit of the members and the public. This matter of preparing preliminary sketches we believe to be worthy of full and earnest discussion by the Chapter members in the hope of finding a way of eliminating this evil.

"Your committee also offers a suggestion for consideration: that is, the establishment of what may be called a 'Clearing House' or 'Clinic,' every third or fourth meeting to be devoted to the discussion of practical problems of interest to the profession, such as:

- "Our experience with new materials;
- "New methods of construction;
- "Office practice;
- "Office cost accounting;
- "Cost of various types of buildings per cubic foot, per square foot;
- "And many other problems.

"We would each profit by the experience of the others and we believe this could be made very helpful.

"The A. I. A. Code states that the engineering services, mechanical, electrical work, etc., shall be paid for by the owner in addition to the general architectural work upon which we charge our fee. This we know is not generally adhered to by the profession in this part of the country. We should have some understanding as to how much of this service we all agree to furnish under our contract.

"Some consideration might profitably be devoted to what constitutes a complete set of plans, specifications and details. That is something which vitally affects the cost and especially if anyone is tempted to do the work for a low fee. If the public knew that by engaging an architect who is a member of the A. I. A. he is assured of receiving a carefully worked out set of plans and specifications in accordance with a certain high standing adopted by the A. I. A., it would help to gain the confidence of the public and be of help to the profession as well. We talk much about the public not being appreciative of the architect's services. It should be of first importance to correct the shortcomings within our organization.

"We also wish to recommend that a Chapter schedule of charges be published, stating the proper minimum charges for various lines of work. We suggest the following minimum charges:

General and commercial work	6%
Residence work	10%
Clubs and fraternity houses	8%
Alterations	10%
Furniture, ornamental and decorative work	10%

"If the engineering fees, mechanical, electrical, acoustical, are to be paid by the owner in whole or in part is a question to be decided. We realize that the problem will arise where discretion as to the proper charges has to be made.

"By frank discussion, unselfish cooperation and assistance, we can do much to elevate the standard of the architectural profession, gain the confidence and respect of the public and place our profession in its rightful place in the community.

"James H. Schack, *Chairman*; A. H. Albertson, John Graham, Andrew Willatsen."

It was voted that this report be referred to the new Committees on Practice and Program for the consideration of the suggestions made as to schedule of charges and discussion of practical professional problems.

Ordinances and City Planning

Mr. Fred Stephen, chairman of the Ordinance Committee, reported verbally for his committee that its services as a part of a joint committee to revise the Seattle Electrical Ordinance had resulted in recommendations from the joint committee, but no further action by the city appeared to have resulted. It was expected that the joint committee would, in the near future, take some further action in the matter.

Mr. Albertson, chairman of the Special Committee on City Planning, reported that his committee, which was for the main purpose of selecting organizations that should be represented on a general committee, recommended that, for the purpose of preliminary organization, a committee be formed of representatives from each of the unofficial organizations now represented on the Seattle City Planning Commission, this preliminary group having the power to enlarge or decrease its membership or act in any way it deemed wise to accomplish its purpose, to cooperate with the City Planning Commission in making its work more effective. The report asking for discussion by the Chapter, Mr. Alden expressed the appreciation of the representatives of the Planning Commission who were present at the special meeting devoted to this subject, stating that they considered the meeting a very effective step in promoting the interests of city planning in the city. It was voted that this Special City Planning Committee of the Chapter be continued.

Exhibition Committee

Mr. Jones, chairman of the Exhibition Committee, presented the following report:

"The committee arranged two architectural exhibitions which were held concurrently; one of domestic work in the Gallery of the Seattle Fine Arts Society which opened on October 10th, and another of general character, including domestic work, in the Frederick and Nelson Auditorium, opening October 17, 1927.

"It was necessary to erect temporary partitions in the Frederick and Nelson Auditorium to obtain sufficient wall space to hang all the exhibits tendered, a very large part of the expenditure of the committee being used for this necessary work.

"The downtown exhibition, in the Frederick and Nelson Auditorium, included work of well-known architects from various parts of the country, and a number of beautiful drawings by some of the most noted American renderers. These drawings were of great educational value to students of architecture and were also of interest to the public. Many of the exhibits of the Washington State Chapter were of a very high character and architecturally compared very favorably with those from other sections of the country.

"After the close of the exhibitions in Seattle a large part of the work was displayed for a week in Tacoma and at Portland, Oregon. The Eastern renderings were then sent to Eugene, Oregon, for a short display before being returned to their owners.

"As the bills for packing and handling were being sent to the Treasurer for settlement, your committee makes no statement of the financial phases of the exhibition, but will rely on the Treasurer to cover these matters in his report.

"Meredith Jones, *Chairman*; William J. Bain, Lance E. Gowen, Arthur L. Loveless."

Election of Officers

The next order of business being the election of officers for the ensuing year, the report of the Nominating Committee was presented by the chairman, Mr. Albertson, and the Secretary having reported that no other nominations had been submitted, it was voted that the ballot of the Chapter be cast for the nominees of the committee and these were declared elected as follows:

President, Sherwood D. Ford; First Vice-President, F. A. Naramore; Second Vice-President, Herbert A. Bell; Third Vice-President, G. Albin Pehrson; Secretary, J. Lister Holmes; Treasurer, A. M. Allen; Member of the Executive Committee for three years, Clyde Grainger.

The motion being made and seconded that a rising vote be given in appreciation of the distinguished services of the members of the outgoing administration, the newly elected President called for this vote, which was carried unanimously. It was voted that the selecting of delegates to the coming Institute Convention be left with the Executive Committee.

New Business

On the President announcing that new business would be considered, Mr. Borhek read a communication from Mrs. Gue of Santa Barbara, California, advocating an organization for promoting the appreciation of architecture by establishing architectural exhibits in the libraries and schools throughout the country, the expense to be provided for by subscription from the different material industries. After a suggestion from Mr. Albertson that the attitude of the Institute Board on this matter be ascertained, it was voted that a committee be appointed to take this matter up with the Pacific Coast cities and report to the Chapter at a later date.

Mr. Alden, Editor of the Bulletin, explained the situation in regard to its publication, stating that it was his belief that it should not be continued as a one-man effort, but that the Chapter should have a greater participation in its publication. This led to a vote that it be the established policy of the Chapter to continue the Bulletin and that the Editor meet with the Executive Committee to determine what should be done to secure more general Chapter participation. A vote of thanks was also extended to the Editor for the efficient manner in which the Bulletin had been conducted.

A letter was read from the Oregon Chapter inviting our Chapter to a joint meeting to be held at Longview, Washington. This letter was ordered placed on file, to be considered at a later date. After a vote that a letter of condolence be sent to the family of our late member, Earl G. Park, the meeting adjourned at 5:15 p. m.

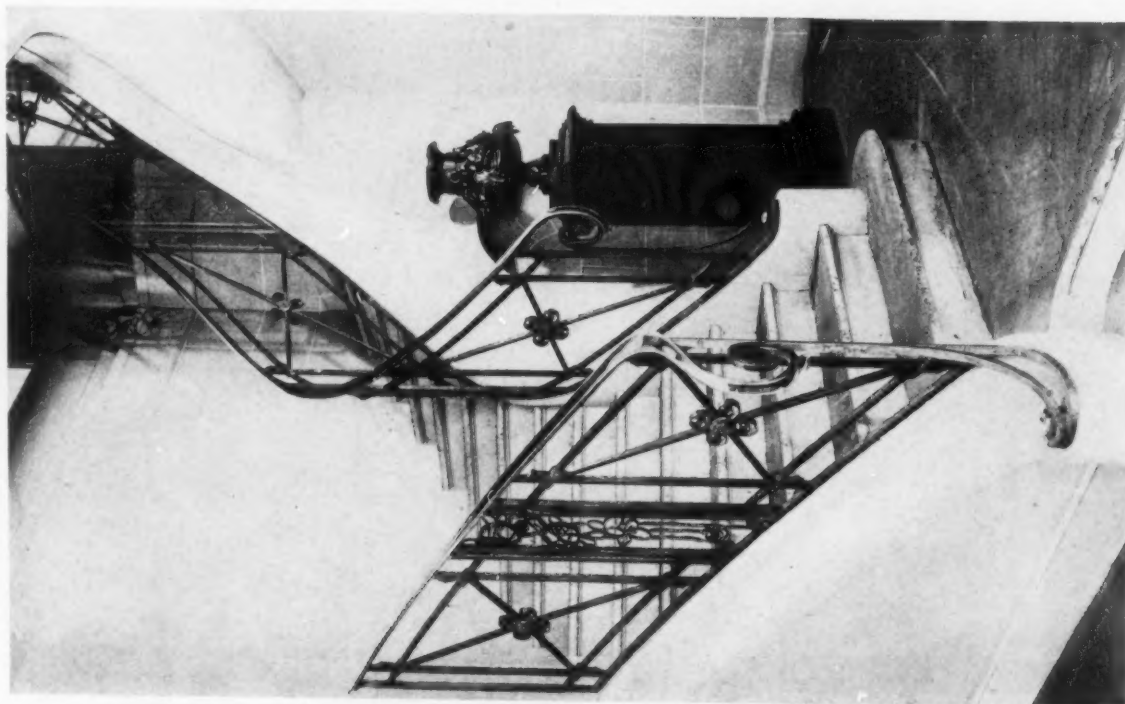
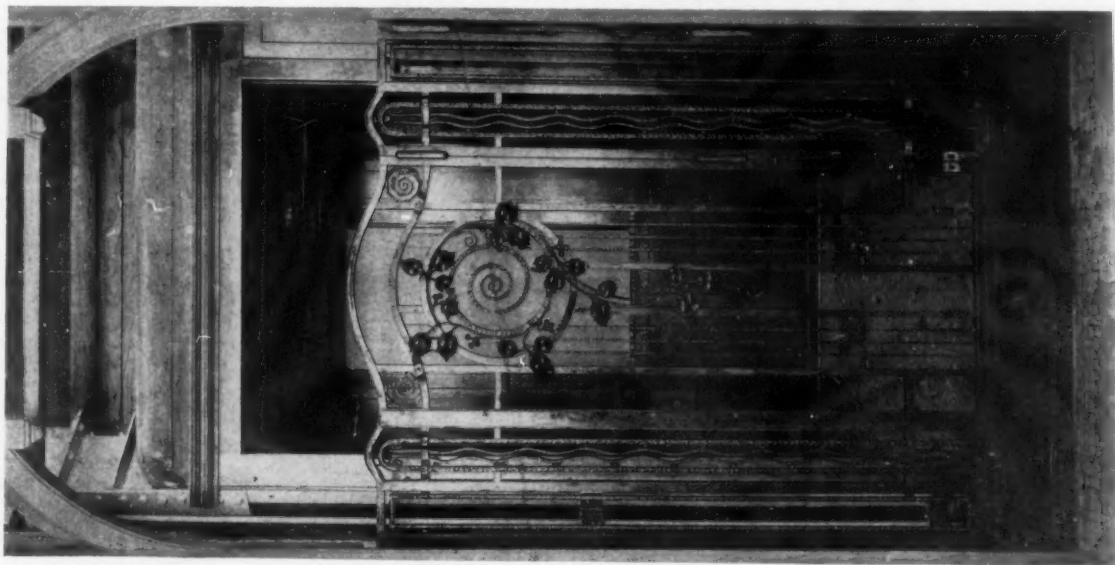
The Annual Dinner

The members of the Chapter reassembled at the Olympic Hotel at 7:00 o'clock with their wives and guests for the dinner and entertainment which was to conclude the annual meeting.

At the conclusion of the entertainment, Mr. Thomas prepared the way for the concluding feature of the program by introducing Dr. Herbert E. Gowen, who gave a lecture on the Art of Peking, illustrated by a fine collection of slides collected by our Chapter member, Mr. Vogel, during his stay in the Orient.

Following Dr. Gowen's address, which was thoroughly enjoyed, a vote of thanks and appreciation was extended and with a few parting words from the retiring President, Mr. Thomas, the Thirty-third Annual Meeting of the Chapter came to an end.

The Entertainment Committee, to which much credit is due for so successful an occasion, consisted of Joshua H. Vogel, chairman; Arthur Dysart, R. E. Borhek and E. R. Williams.



IRON STAIR RAIL AND ELEVATOR DOOR, PARIS, FRANCE. WM. HERBE AND DEFAUX, ARCHITECTS

ART IN IRON & BRONZE



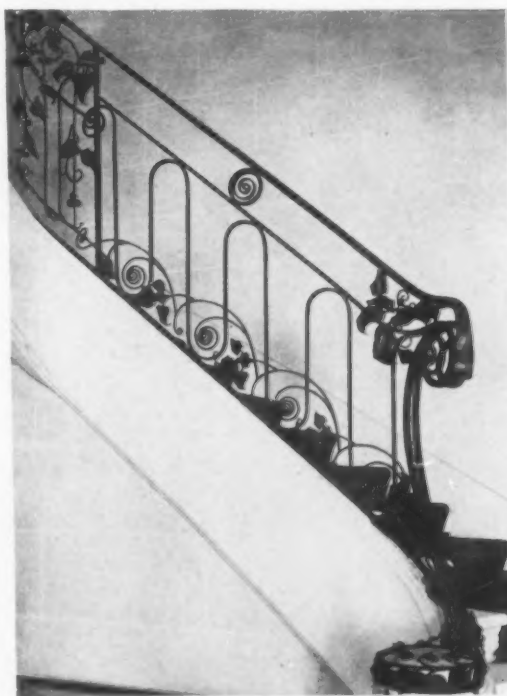
DETAIL OF IRON DOOR FRAME, PARIS, FRANCE
M. E. MOLINIE, ARCHITECT

MODERN FRENCH IRONWORK

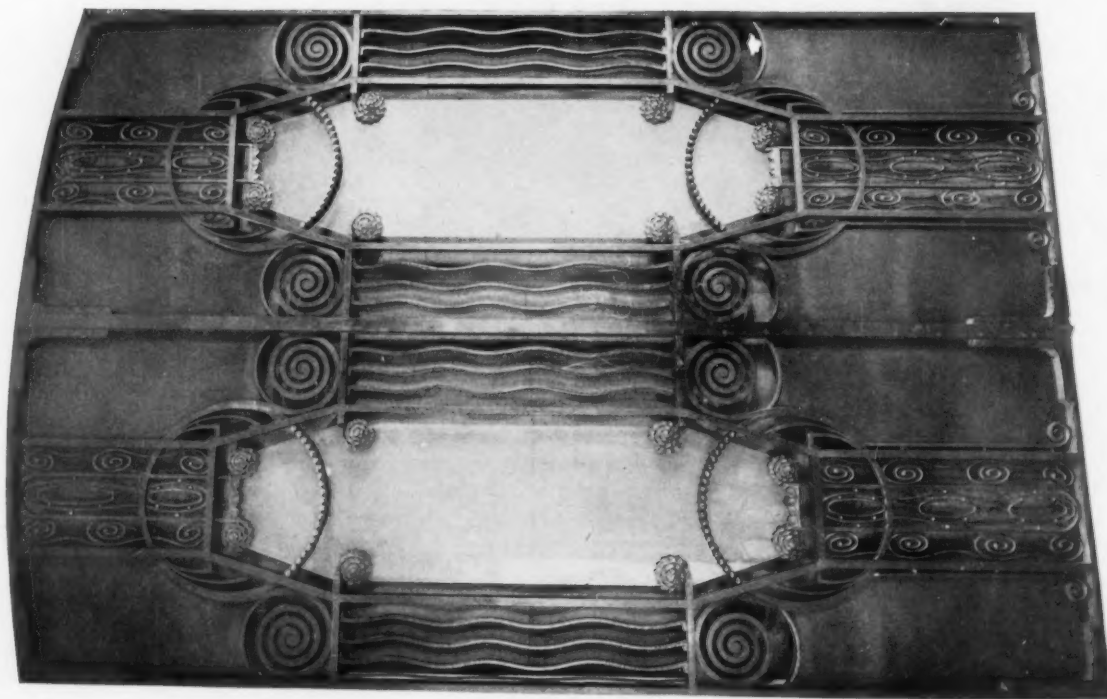
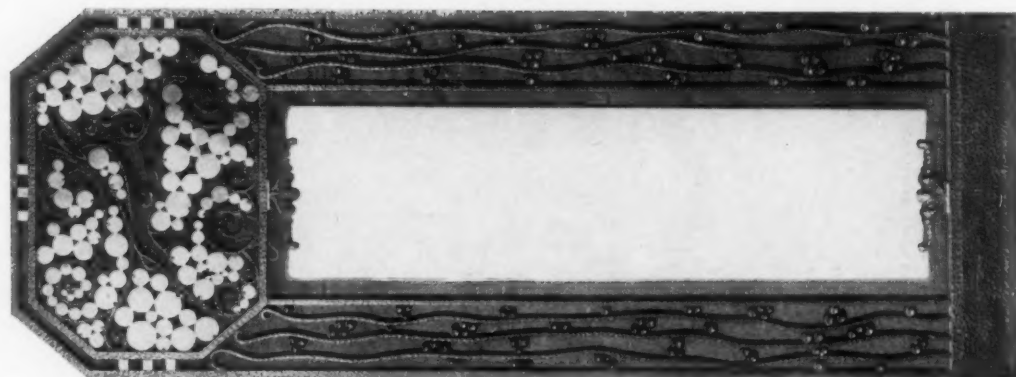
WE HAVE grown to consider Paris as representing the last word in matters of art. Accordingly, it will certainly do us no harm to inform ourselves as to recent developments there in the ancient art of wrought-iron work.

"L'Arts Nouveaux" struck France with a vengeance when that movement started, about the end of the century; and some of its most fearful and wonderful examples were put into iron. But the delicate and refined sense of the French people has been at work, and as the few illustrations here given will show, those early geometric monstrosities have given way to a free and charming play of fancy in which constructive lines are embroidered with naturalistic or symbolic forms, in easy and graceful fashion. Construction is being ornamented.

It is not the intention to hold this treatment up as a model, to be copied closely or approximately. But the essential spirit of their design is one which should receive serious appreciation, which may well stimulate a more original, creative study of our special American problems. A skeleton of definitely structural forms, clearly intended and suited for practical purposes; interwoven or applied ornament which obeys the law of harmony in form and scale, which warms and softens the cold and hard material of which it is made; here is food for thought, inspiration for significant interpretation of modern civilization.



Iron Stair Rail, Paris, France
M. E. Molinie, Architect



IRON DOORS, PARIS, FRANCE. M. BRACHET, ARCHITECT

THE INSPECTOR

TRADE-MARK AND TITLE REGISTERED IN UNITED STATES PATENT OFFICE

COMBINED WITH PACIFIC COAST ARCHITECT AND EDITED BY MARK C. COHN

VOLUME FOUR

[SERIAL ISSUE OF THE INSPECTOR]

NUMBER TWO

METHOD USED TO CONDEMN PROPERTY

Procedure followed by municipal authorities to determine damages and award compensation therefor when land and property is condemned for public uses, and in particular opening and widening of streets, is briefly explained in published statement attributed to E. H. DeLorey, deputy city attorney of Los Angeles, quoted here in part:

"Damages are awarded on the basis of the value at the time of the issuance of the summons in the condemnation suit. Values are established by what a purchaser who does not have to buy would pay to an owner who does not have to sell. In other words, a forced sale does not determine values.

"Damages are awarded on the basis of the land taken, the value of the buildings condemned, and the loss of value to the balance of the property, by reason of the severance.

"If there is a leasehold interest, the damages to the leasehold are deducted from the award to the owner. A leasehold interest is based on the market value of the lease. No damages are allowed for loss of business due to the condemnation, or for personal property, such as signs and trade fixtures.

"After complaints are served, a condemnation suit is set for trial, and referees are appointed by the court to determine the awards of damages. All persons who have answered the complaint are then permitted to appear before the referees, with or without witnesses or attorneys, and make such claims for damages as they see fit. After the property owners have been heard, appraisers for the city appear before the referees, and testify as to the damages sustained by each property owner.

"The referees then decide on the damages, to be fair and equitable to both the property owners and the city. In addition to the damage awards, the property owner can expect to realize increased values through the completion of the improvement. These values are taken into consideration when the property owner pays his share of the cost of the proceeding."

GOVERNOR FILLS STATE OFFICES

Will J. French of Burlingame succeeds John A. McGilvray as president of the California State Industrial Accident Commission by virtue of appointment made by Governor C. C. Young. Meyer Lissner of Los Angeles was also appointed by Governor Young to succeed John A. Carrigan as a member of the same commission.

Both Messrs. French and Lissner formerly held posts of commissioners on the State Industrial Accident Commission and are well known for public services rendered the State. Governor Young, in a recent letter to the editor of "The Inspector," said it has been his purpose to fill vacancies that occur on State commissions by reinstating former members who have previously given valuable and efficient service and are consequently familiar with the problems over which they are to exercise jurisdiction. The two appointments here mentioned are consistent with Governor Young's policy.

GOVERNMENT INSURANCE SUGGESTED

Arthur Brisbane, eminent columnist, in his "Today" comment, published under copyright by the Star Company in the Hearst newspapers, recently suggested that the government should provide earthquake, tornado and bombardment insurance at low rates, carrying part of the risk itself. Mr. Brisbane further observed that accumulated profits on such insurance would in time provide a sum big enough to provide for any calamity and the insured would pay fair rates.

Big business hates the words "government ownership" and dreads the entering wedge, according to comment by Mr. Brisbane, who further says: "But it might make an exception for government calamity insurance—since private companies dislike that business and feel they must charge excessive rates for it."

Referring to the Pacific Coast, Mr. Brisbane asserts that a college professor, on unsound premises, predicted heavy earthquakes, and insurance companies promptly doubled earthquake insurance rates, that the risk might not worry them, and says he recently built an apartment house 42 stories high at Fifty-seventh street and Park avenue, New York City, insured the building against earthquake, tornado, and bombardment risk to the amount of \$1,500,000, three-quarters of the amount with a New York company.

And *The Los Angeles Times*, apropos of earthquakes, comments editorially:

"Forecasting of earthquakes has been officially banned in Chile. The government has decided that such predictions are not scientific and that they do much harm. A forecast had been made that Chile would be visited by a destructive temblor on a certain date. There were no shocks or shakes, but a number of people who slept out of doors until the time limit for the great disaster had passed became ill, also very much irritated; hence the ban. A ban on credulity would also seem to be in order."

* * *

ENGINEERS ELECT OFFICERS

Beginning the third year of its existence, the Society of Engineers of the San Francisco Bay District has elected officers for the current year as follows: President, Phillip Schuyler; vice-president, Glenn B. Ashcroft; treasurer, William G. Rawles; secretary, Albert J. Capron; directors, Hans Graff and Albert A. Robish.

* * *

HOW LONG IS PERMANENT?

The overworked use of the word "permanent," applied perhaps too commonly and questionably to building products, often reminds one of the advertisements displayed in windows of beauty shoppes—"Permanent Hair Waves Guaranteed Six Months."

* * *

John Reid, Jr., architect, who has long filled the post of city architect in charge of designing school buildings and other municipal structures in San Francisco, resigned last month. It is reported ill health suggested that Mr. Reid relinquish the municipal post.

THE INSPECTOR

RESPONSIBILITY FOR UNDERPINNING OF BUILDINGS

[BY MARK C. COHN]

Expert Consultant on Housing and Building Regulations

(This is the thirty-second of a series of articles on building codes)



THE VALUE of building ordinance requirements intended to regulate and fix responsibility for the underpinning of buildings on properties adjoining premises excavated for building projects remains a moot question, to judge by precedents established by court decisions. Just what weight building ordinance enactments carry in affairs that are not definitely distinguished as matters affecting the municipality itself, or that come within those powers which are classified as police powers but tend to take on the aspect of regulating contractual relations of private interests, is very doubtful.

The subject of this article, however, is of more than passing interest to all engaged in building. In some cases costs of underpinning have been incommensurably high, due to peculiar conditions encountered where there existed marked difference of ground levels between the excavated premises and adjoining properties.

Among those who have given considerable thought to the subject are the Underpinning and Excavating Committee of the Southern California Chapter, Associated General Contractors. In a recent issue of the association's official journal were published these timely legal decisions:

"The Civil Code of California, section 832, reads as follows: 'Each coterminous owner is entitled to the lateral and subjacent support which his land receives from the adjoining land to make proper and usual excavations on the same for purposes of construction, on using ordinary care and skill, and taking reasonable precautions to sustain the land of the other, and giving previous reasonable notice to the other of his intentions to make such excavations.'

"An illustration of building ordinance requirements is found in sections 126 and 127 of the Los Angeles building ordinance. These two sections read as follows: 'Every person, firm or corporation excavating for the purpose of laying the foundation of any building, or for any other purpose whatever, shall support and protect from damage all adjoining land, buildings, streets, alleys and sidewalks, by underpinning, cribbing or shoring, or such other device as will prevent all settling, cracking or damage whatever.'

"The depth of 12 feet below the adjacent curb level is hereby fixed as the standard depth of foundations. Any person excavating to a greater depth than the above standard shall protect the adjoining property from any damage due to said excavation. No person constructing foundations to the proper or standard depth shall be liable for damages to contiguous buildings, the walls of which have not been constructed to the standard depth.'"

LEGAL DECISIONS CITED

C. C. Carleton, Los Angeles attorney for the Chapter of Associated General Contractors, reviewed the citations that follow:

"*Aston v. Nolan*, 63 California Reports 269: Plaintiff alleged that her neighbor (acting through an independent contractor) started to excavate a lot adjacent to plaintiff's land and buildings for the purpose of construction, and took away the earth therefrom without leaving proper or sufficient support for plaintiff's buildings, with the result that they were destroyed. The defendant denied negligence and claimed non-responsibility on account of having an independent contractor, and not performing the work of excavation herself.

"The Supreme Court held that an adjoining landowner, when making excavations for the purpose of building, is not required to sustain the adjacent land upon which there has been placed a building. By giving notice of his intention to excavate under the terms of section 832 of the Civil Code, and conducting the work so that the soil without the weight of the building would not have fallen, his whole duty is performed.

"Further, that where the coterminous owner contracts with a contractor to excavate a lot for the purpose of erecting a building, and the contractor is silent as to the mode of doing the work, he is not liable for the damages occasioned by the acts of the independent contractor.

"*First National Bank v. Villegra*, 92 California Reports 98: The parties owned adjoining lots in San Francisco. The plaintiff was about to excavate for the purpose of building. Upon defendant's lot was a brick building. Plaintiff, in accordance with the requirements of section 832 of the Civil Code, notified defendant of his intention to excavate for the purpose of laying the foundation of his building. Defendant neglected to take any action toward the protection of his property, and the plaintiff, in order to prevent said building from falling in and upon his lot, was compelled to expend \$1,400 in the support of the adjacent walls

of defendant's lot, which would not have been necessary, had it not been for the defendant's building. The excavating owner sued the defendant for the \$1,400 expended by him in the protection of defendant's property.

"The Supreme Court held that the purpose of the notice required by section 832 of the Civil Code is to give the adjacent landowner an opportunity to protect his property from possible damage, if he so desires, or to assume the risk of the results of threatened excavations; and that the notice does not impose a legal duty upon the adjacent landowner to protect his land, for neglect in the performance of which a liability can be created in favor of the excavator.

"That the purpose of section 832 of the Civil Code, in its broadest scope, is to enable the excavator to relieve himself from liability to the adjacent owner, and not to create a right in favor of himself against the adjacent owner.

"Accordingly, the Supreme Court held that the excavating owner had no right to recover the \$1,400 which he had expended (without any agreement for repayment) in protecting his neighbor's building.

"*Conboy v. Dickinson*, 92 California Reports 600: Plaintiffs brought this action to recover damages, caused by a slide, to their property, in the sum of \$3,000, and the jury awarded them the sum of \$500. In upholding this verdict the Supreme Court held as follows:

"The object of the notice required by section 832 of the Civil Code is that the adjoining owner may have his attention called to the excavation proposed to be made by his neighbor, and, if necessary, shore up his wall or strengthen his foundation; but the fact that the notice was given does not relieve the excavating party from using ordinary care and skill, and taking necessary precautions to sustain the land (not the weight of any building thereon) of the coterminous owner.

"In this case, an owner excavated his land to the depth of 40 feet below the surface, at a season of the year when heavy rains might be expected, leaving the bank with a steep slope, and stopping his excavation only four feet from the division line. The court held that no such reasonable precaution was shown as to relieve the excavating owner from liability for damage to the adjacent land, caused by a sliding of the land.

"*Nippert v. Warneke*, 128 California Reports 501. In this case, the following notice was held to be in sufficient compliance with section 832 of the Civil Code:

SIMPLE NOTICE SUFFICES

"'Dear Madam: As we are about to excavate the premises on the southeast corner of Haight and Devisadero streets, directly adjoining your lot, to a depth somewhat below your foundation, you are hereby notified to take the necessary measures to protect your property. Very respectfully.'

"*Alta Planing Mill Company v. Garland*, 167 California Reports 179: In this case it was held that a provision in a building contract to the effect that 'the contractor shall do all that is necessary to protect the adjoining buildings, streets and the public during the excavation, doing all the shoring, bracing and trenching required to that end,' does not place upon the contractor the duty of going upon adjacent property and putting supports beneath the foundations of buildings thereon nor impose upon him any greater liability than that imposed on the owner by section 832 of the Civil Code, which does not require support for buildings which have been superimposed upon the land adjacent to that upon which an excavation is to be made.

"That, under a clause in a building contract requiring the contractor to assume all responsibility for damages which may occur to the building or any adjoining building by any act or omission of himself or his employees, he is not liable for the cost of underpinning the walls of a building on adjoining property.

"An interesting comment is made by the court in this case on the provisions of the Los Angeles city ordinance referring to underpinning. It is as follows:

"A further contention is made that by an ordinance of the city of Los Angeles, which was duly made a part of the contract of construction, the work done on the adjoining property was within the scope of the contractor's duties and obligations. By one section of that ordinance, every person excavating for the purpose of laying the foundations of a building, 'shall support and protect from damage all adjoining land, buildings, streets, alleys, and sidewalks by underpinning, cribbing or shoring, or such other device as will prevent all settling, cracking or damage whatever.'

[Concluded on page 45]

THE INSPECTOR

Ask THE INSPECTOR

Under this heading are published questions and answers dealing with building problems. Herewith are published a number of queries asked of The Inspector and the answers. Pop the question. Your name will be omitted if you wish.

Tell THE INSPECTOR

This column is dedicated to kicks and comments. Names omitted on request. Right is reserved to publish or reject any complaint received. Give name and address in evidence of good faith. This department is open for constructive criticisms.

Q. The secretary of an association asks: Is it permissible to construct doors in boiler rooms of apartment houses and hotels covered with scraps of metal and worn-out corrugated iron?

We believe the framers of the State Housing Act of California intended that the approved type of tin-clad fire-resisting door be used in boiler rooms in order to provide safety from fire. Your interpretation of the California State Housing Act will be appreciated because it is our opinion the law is often grossly violated. We would also like to know how to stop the use of these poorly built and actually not fire-resisting doors in boiler rooms.

A. Section 58, California State Housing Act, reads in part as follows: "Any door in the wall of such rooms shall be an approved fire-resisting door or a door constructed of three thicknesses of thirteen-sixteenths (13/16) inch by not more than six (6) inches, tongued and grooved, matched redwood boards entirely covered on the sides and edges with lock-jointed tin."

The words "any door in the walls of such rooms" means doors in or to a boiler room. "An approved fire-resisting door" may be taken to mean a door of a type approved by the Underwriters, because the word "approved" as defined in section 10 of the same State act clearly permits that interpretation, but "approved" under the same definition also means "whatever material, appliance, appurtenance or other matter meets the requirements and approval of the department charged with the enforcement of this act." The type of door which is apparently the source of your complaint evidently is approved by the building and fire inspectors under the latter authority for approval, or at least they do not object to the use of that type of door; otherwise it could not be used.

The said section 58, which is quoted in part, appears clearly to indicate three types of door which may be used in a boiler room, and this also applies to doors of rooms where automobiles are kept or stored in apartment houses and hotels:

- (a) Door approved by the Underwriters as fire-resistive.
- (b) Door of redwood boards entirely covered with lock-jointed tin as described in the act. (c) Door approved by the enforcing officials other than either of the two types mentioned in "(a)" or "(b)." In this way, perhaps, approval is given to the kind of doors which suggest your complaint.

It is possible to overcome the approval and use of the last-mentioned type of door by refusal of the enforcing officials to approve any door that fails to conform to the requirements referred to in "(a)" or "(b)" or a door which in every respect is equally effective. Another way would be by amendment to the local building code, setting out a specification to cover the subject which would be reasonable yet not less stringent than the requirements of the State act, in which event such an amendment would take precedence.

Q. Is there a State law that requires plans for public schools to be approved by the State Department of Education?

A. Plans for school buildings in cities and towns that have and enforce a building code are not subject to review by the State Department of Education; otherwise, yes. That, in substance, is the opinion reported to have been rendered by the Attorney-General of California.

HORIZONTAL SHEATHING IS BEST

Sheathing should be laid horizontally across the wall studs and nailed at each stud with not less than two 8d nails, according to one writer, who further asserts that: "Sheathing should not be laid diagonally across the studs. Test panels erected by the Bureau of Standards demonstrated conclusively that diagonal sheathing tends to crack the overlaying stucco by setting up strains in the supporting frame. This condition is undoubtedly due to the shrinkage of the sheathing, or even perhaps the studs, and whatever benefit may be anticipated from the diagonally placed sheathing is offset by the shrinkage effect. Diagonal sheathing is also less economical than horizontal sheathing, both in labor and material costs."

* * *

FORMER INSPECTOR NOW UNDER-SHERIFF

Jack Spaulding, former chief housing inspector with the San Francisco Department of Health, is now under-sheriff. Mr. Spaulding is a civil engineer and practiced in his chosen profession after leaving the municipal service. At the recent city election Mr. Spaulding was the first to announce his candidacy for supervisor and made a creditable showing. The appointment to the office of under-sheriff promptly followed the election of Sheriff William J. Fitzgerald, who is also an engineer, and former secretary of the municipal Board of Works in San Francisco.

* * *

A building code to establish minimum requirements for the regulation of building is advocated by George Hazeman, building inspector of Woodland, California, who appeared before the city council urging enactment of the requisite ordinance.

* * *

A. J. Hurley will have the title of city building inspector, and Edward M. McLaughlin has been appointed city electrical inspector by the Richmond city council. This latter appointment and the title of building inspector for Mr. Hurley are effective this month.

* * *

Q. How soon could changes be requested for the State Housing Act of California?

A. Bills for consideration by the California Legislature usually are introduced during the early part of session. Legislature will convene first Monday in January, 1929.

* * *

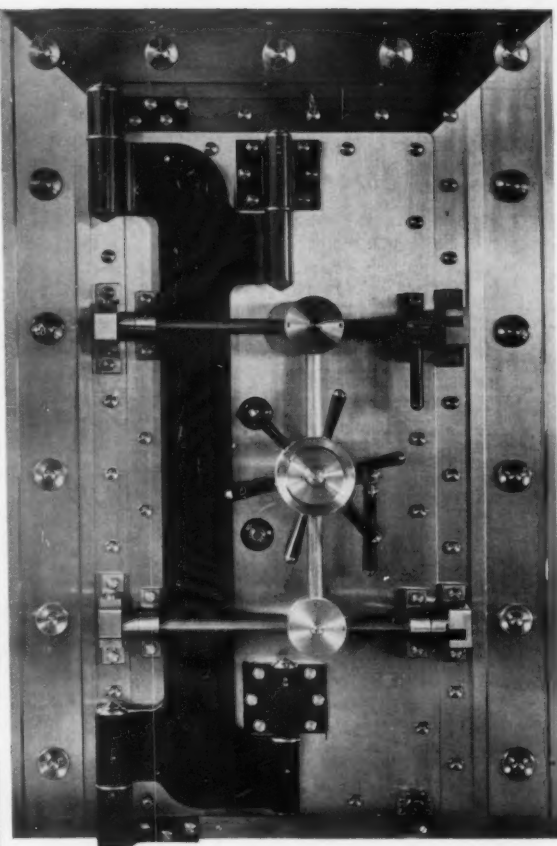
RESPONSIBILITY FOR UNDERPINNING

[Concluded from page 44]

"An expert witness was permitted by the trial court to testify with reference to the meaning of this part of the contract. He said that under the well-defined custom and usage in the city of Los Angeles, the terms shoring, bracing and trenching had no reference to underpinning. Such testimony was held to be entirely proper."

"The Supreme Court further stated: 'It was clearly not within the contemplation of the parties to the contract that the Alta Planing Mill Company (the excavating contractor) should make permanent improvements upon the property adjoining that upon which the work of excavating and building was to be executed, nor was that the meaning reasonably to be derived from the ordinance.'

"Hedstrom v. Union Trust Company, 7 California Appellate Reports 386: In this case the court held that the owner of the building, by taking measures to support his building with proper foundations, does not relieve the excavator from his duty of supporting the land under the building."



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INSTITUTE AND CLUB MEETINGS

SAN FRANCISCO ARCHITECTURAL CLUB

The initial directors' meeting of the 1928 administration took place on the evening of January 25th, at which time several new policies of club management and government were formulated.

In general it was decided that the affairs of the club would be so conducted that the committee work of outgoing administrations would be taken up and continued along the lines of its original intent by the incoming administration. It is the consensus of opinion that the best interests and development of the organization will be served by carrying to their final completion any partially completed plans or activities of any one administration, rather than inaugurating policies and projects entirely different from those in force.

With a view to putting this idea into operation, the time of naming the several committee heads in charge of club work will be changed from January to June. It has been found that, due to summer vacations, the time schedules are interrupted and work planned in the spring does not get under way until the fall season. By this new arrangement the committee heads begin their programs in the fall and are given the opportunity to carry them through a full and active season to the beginning of the next summer vacation period.

To centralize control of all committees and their work each director is to be held responsible for some one committee and it will be his obligation to see that the work of that committee is done until the next change of officers.

Plans were also formulated for a jury system to pass upon all class work done in the club.

The regular monthly business meeting was held February 1st. President Lawrence Keyser named committee heads to function until June, as follows: Entertainment Committee, Ira Springer, chairman; Class Committee, Robert Nordin, chairman; House Committee, Ed. De Martini, chairman; Publicity Committee, Robert Nordin, chairman; Library Committee, Henry D. Kensit, chairman; Special Committee, Bertel Lund, Massier of Atelier.

The club's new wrought-iron sign, designed by Arthur Janssen and executed by Michel & Pfeffer in collaboration with Fink & Schindler, is now in place.

The Entertainment Committee announced that a theater party will be held in the immediate future and that a picnic will be held some time in May.

A special announcement comes in the form of an outdoor water color sketch class, which will be formed, if sufficient interest is shown by club members. Theodore Ruegg is signing up entrants to the group.

Upon completion of the business of the evening, the meeting was turned over to the Entertainment Committee. Mr. Purcell was the guest conductor of the musical program and kept the party livened up with his jazz playing on the piano. A quartet was easily formed, supplementing the instrumental playing.

Ira's piece de resistance of the evening was a Valentine Party, in which each member present received a comic valentine to suit his particular temperament.

In order to start an interest in the purchase of the new club pins, a raffle was held in which Ernie Gerber won the first pin to be delivered.

ALAMEDA COUNTY SOCIETY OF ARCHITECTS

With a view to taking some definite step in the much-discussed question of educating the public to a conception of the function of an architect, his relation to his client and his value to the community at large, The Alameda Society of Architects is publishing a small booklet entitled "Principles and Purposes of Architectural Practice." The booklet will be distributed to the several members of the organization and placed in banks, building loan company offices, at building material exhibits and such places where they will be liable to fall into the hands of prospective home builders.

While such a booklet is necessarily limited in size, this work covers the salient points of the questions mentioned above in a very comprehensive manner and succeeds in giving the prospective builder information that is intelligently practical and sound. There are several divisions in the booklet. The first one briefly defines the nature, purpose and aims of the architect and his service and a second division of this subject develops the point that architectural service is not merely the making of sketches and blueprints but entails also protection of the client's legal rights, and the assurance, through supervision, that materials and workmanship in the home will be of the order and standard the client indicates.

Of special interest and value is the section devoted to the discussion of free sketches and the shopping about habit of so many people when they come to seek architectural service. As this little booklet tactfully points out, no architect can do himself full justice as a counselor when he is placed in the unfortunate position of having to sell his ideas, not so much, perhaps, on their innate worth and suitability to the problem at hand, as on their surface appeal for cleverness or some similar illusive quality. The aim in this case is to give the client a realization that it is decidedly to his interest to approach and negotiate with an architect in the same good and complete faith and confidence that he retains a physician, an attorney or any other highly skilled professional worker.

The East Bay organization also reports that one of its directors, J. J. Donovan, has been appointed chairman of the New Industries Committee of the Oakland Chamber of Commerce. The New Industries Committee is concerned with extending cooperation to large and small concerns who desire to enter the business field in Oakland and adjacent territories, and that an architect has been named to head it is significant in both its utilitarian and artistic implications.

* * *

OREGON STATE CHAPTER, A. I. A.

The annual meeting of the Oregon State Chapter, A. I. A., held January 17th, was marked by the election of officers for the year 1928, as follows: President, Jamison Parker; vice-president, Harold Doty; secretary, Fred Aandahl; treasurer, Walter S. Church.

This occasion was also honored by the presence of a guest, distinguished in the architectural world, Professor Edgell, dean of the School of Architecture, Harvard University. Professor Edgell spoke on "The Tendency in Modern Architecture" and his talk was the most notable and instructive one enjoyed by the Chapter within the past year.

Frederick Brokaw of New York made display recently

in Portland of a valuable collection of etchings, featuring architectural subjects, and the exhibit has generally been pronounced as one of the best of its kind held in Portland.

At a meeting held December 20, 1927, the Oregon Chapter adopted a definite policy toward the federal building program now under consideration for Portland. The government is discussing the sale in whole or in part of the old post-office building and site and from the proceeds thereof help to finance a new federal building in some other location. The post-office building was built about 1875 and occupies the only remaining downtown open square. On the basis of the increased valuation, the selling price would make substantial contribution to the proposed new project.

The Chapter goes on record as opposing this plan and proposes instead to keep the post-office site intact; to remodel and change the building's interior in accordance with modern needs and to build a federal building on some other more favorable site.

Throughout the entire Chapter there prevailed a spirit of loss and sorrow upon the passing, January 23d, of E. A. Doyle, one of the best known and most capable architects of Portland. Offices of Chapter members were closed for the afternoon of January 26th, the date of the funeral services.

* * *

ARCHITECTS' LEAGUE OF HOLLYWOOD

The first monthly meeting of the Architects' League of Hollywood was held the evening of January 5th, when it was reported by the Exhibition Committee that arrangements had been made with the California Art Club for the use of their building at Olive and Hill streets, Los Angeles, during the annual exhibition of the organization. The date of this event has been set for the last two weeks in March.

January 12th the meeting was addressed by Professor W. C. Cook, who discussed "Earthquakes and Earthquake Construction." The third meeting of the month was one of unusual interest, being featured by a talk by F. S. Kwan of China, who spoke on "Architecture and Modern Practice in China." Mr. Kwan is amply qualified to discuss any phase of such a subject. He is a graduate of the Massachusetts Institute of Technology, Tientsin, China; is architectural advisor to the Minister of the Interior and retained architect for the Pekin-Mukden Railroad. Further interest in Mr. Kwan's talk was furnished by two marvelous 1/4-scale models of Chinese temples. It was to Mr. Hodge of the California Stucco Products Company that the league members were indebted for this evening.

The final January meeting was devoted to further discussion of the exhibition and miscellaneous matters of a business nature.

* * *

LOS ANGELES ARCHITECTURAL CLUB

The Los Angeles Architectural Club held its annual election January 24th, at which time the following officers were named for the ensuing year: President, George P. Hales; vice-president, Hugh C. Oltsch; secretary, J. Raymond Wyatt; treasurer, Kemper Nomland.

Though the evening of February 3d was marked by heavy rains and adverse weather conditions, The Venetian Carnival, sponsored by this organization, The Architects' League of Hollywood and the Southern Chapter, A. I. A., was well attended, and the event was thoroughly satisfactory from a social and financial standpoint. The proceeds of the carnival amounted to \$500, which sum is sufficient to provide a summer-school scholarship at Fontainebleau. A competition will shortly be held to determine to whom the scholarship will go. It is the ultimate aim of the Los Angeles Architectural Club to make

its annual ball and frolic yield enough money to provide a full twelve months' study abroad for the architectural student who shall thus merit the yearly honor, and the attainment of this summer-school fund is a tangible step in the realization of the final goal.

The committees in charge of the carnival put in several weeks' work and the artistic aspects of the affair were conspicuously successful in their imaginative and varied utilization of color, design and illumination. The ballroom of the Roosevelt Hotel, Hollywood, was transformed into a Venetian thoroughfare. Costumes were obligatory, a requirement adding much to the gayety, abandon and fancifulness of the evening. Food and refreshments were excellent; while the punch, it is reported, left nothing desired in the way of inspiration.

* * *

TIFFANY STUDIOS ABSORBED BY GENERAL BRONZE CORPORATION

The purchase of the architectural bronze and lighting fixture division of Tiffany Studios by the General Bronze Corporation of Long Island City suggests preparations for important development in the bronze industry.

This is especially true, coming almost immediately after the consolidation of the John Polachek Bronze and Iron Company, Inc., and the Renaissance Bronze and Iron Works, Inc., already the leading producers in the art, into this new company. The Tiffany Studios' plant at Corona, Long Island, has been acquired, together with the entire personnel of that organization.

For a hundred years and more in this country, bronze craftsmanship has been developing without any conspicuous attempts at consolidation, with its obvious advantages, such as have become typical in so many other American industries, with beneficial results to consumer and manufacturer alike.

The field is easy to see. The Polachek Company was not organized until 1910 and in eight years became the leading producer in America. Likewise the Renaissance Company in a comparatively short period has had almost as striking a growth. The combination of these two strong concerns with the Tiffany Studios acquisition would seem to place the new company in a position for development work that will have a marked influence on the use of bronze in building operations throughout the U. S.

* * *

BOOK REVIEWS

The A B C of Plastering, by A. H. Telling, published by Oxford University Press, American Branch, New York, price \$2.85.

The object of this work is to provide an elementary book in handy reference form for the use of the apprentice and the craftsman. The book contains 235 pages and 57 illustrations, 7 1/2" x 5 1/4", cloth bound.

Real Estate Titles and Conveyancing, by Nelson L. North and DeWitt Van Buren, 719 pages, 6 x 9 inches, \$6. Published by Prentice-Hall, Inc., New York. This complete book is up to date, thorough and, above all, it is practical.

The chapter on "Transfer of Title" contains valuable pointers which should help to overcome obstacles which your clients meet in closing real estate transactions. Escrows are explained to show how and when to use escrows where the circumstances of a transaction make it advisable to do so.

In addition, the book reprints, explains and reproduces more than 200 forms used in real estate title and conveyancing work—forms which can be used to safeguard clients in every step taken from the time a survey is made until "clear title" is delivered. All in all, this book is packed with an unusual amount of important data, presented clearly, logically and in an interesting manner.

BUILDING SITUATION, 1927-1928

ANALYSIS OF BUILDING ACTIVITY DURING 1927

[BY W. K. BOWES]
Vice-President, S. W. Straus & Co.



STUDIES of housing supply, occupancy ratios, and of building operations in our Pacific Coast cities during the last few years prove the wisdom of the reduction in new construction volume which has characterized the building industry here during 1926 and 1927. They also indicate a sound stability in this industry during the coming year.

At the opening of the new year there exists a very evident demand for new buildings of various types which must be supplied, a demand sufficient to keep the volume of construction up to that of 1927, at least, in all of the West Coast centers. In certain cities it is obvious that there is a surplus of certain types of structures, but such excesses are quite balanced by shortages of other types.

During 1927 ninety-eight Pacific Coast cities issued permits for new buildings to cost \$452,339,617. This is the lowest annual total since 1922 and exceeds it by but 18 per cent. It shows a reduction of more than \$48,000,000 from 1926 and a reduction of nearly \$89,000,000 from the high record mark of 1925, as shown by the National Monthly Building Survey of S. W. Straus & Co.

All of the major cities of the West Coast reflect a 1927 reduction from the totals of 1926, the greatest being San Francisco, 23 per cent, and the smallest that of Los Angeles, less than 1 per cent, Portland 13 per cent and Seattle 17 per cent. The United States as a whole, as indicated by the records of 500 leading cities, shows a reduction of 12.4 per cent from the 1926 totals.

During the years 1923 to 1925, inclusive, intensive building activity resulted in a threatened overproduction of housing and floor space, which became an accomplished and embarrassing fact in some cities and was evident in most cities during the latter part of 1926. Warnings against further continuance of the abnormal activity then in progress, especially with reference to big building projects, were publicly issued by Mr. S. W. Straus and by others who are acknowledged authorities in the building industry.

An analysis of building activity during 1927 shows that the reduction in volume for this year is chiefly due to the lesser number of big building projects undertaken. This is also the case in the cities of the Eastern States, probably to a greater degree than along the Pacific Coast. This reduction in this type of construction has reestablished a proper balance as between supply and demand, which was threatened by the heavy building program of 1925 and still threatened at the end of 1926.

Students of the subject are well agreed that big building construction may now safely be resumed without jeopardy to existing buildings if proper precaution is exercised in the promotion of such enterprises. Constant growth in population, shifting centers of business activity, demands for increasingly better housing accommodations paralleling the general prosperity and the ambitions of the people, are factors constantly at work strengthening the demand for new buildings of all types and in all population centers.

While this two years' reduction in building operations

has had the commensurate effect of curtailing employment in the building crafts, particularly evident during 1927, it has also effected an increased efficiency of production while maintaining wage schedules unimpaired. At the same time there has been a slight reduction in the cost schedules of building materials, estimated in some cities as high as 5 per cent. This, however, is unimportant, since labor represents approximately 60 per cent of the cost of building construction and wage scales remain as before.

Building activity is considered an important and a fundamental index of business conditions generally. It distributes enormous sums in payrolls to construction workers and to those who produce building materials. It reflects growth in population and economic prosperity, and it provides sound investment for surplus funds. A continued stable building program for 1928 in our Pacific Coast cities promises a steady and dependable prosperity in all phases of business and industry.

DETAILED FORECAST OF NEW BUILDING CONSTRUCTION FOR 1928

The following figures are taken from the Seventh Annual Building Forecast of the Architectural Forum. These figures indicate that building will continue in 1928 at least in the same volume if not reaching even greater totals than 1927. The total estimated expenditure for the entire country is \$6,505,128,000. (Not including public works and utilities.)

Type of Building	Requirements for New Buildings by Percentages			Amount of estimated expenditures
	1927	1928	Change	
Automotive.....	3.6	3.	— .6	\$18,640,000
Banks.....	2.	1.2	— .8	7,247,000
Apartments.....	9.8	11.7	+1.9	72,230,000
Apartment hotels.....	4.3	5.9	+1.6	36,267,000
Clubs, fraternal, etc.....	6.3	2.3	— 4.	14,440,000
Community and memorial.....	1.9	1.7	— .2	10,645,000
Churches.....	6.2	6.1	— .1	37,640,000
Dwellings (under \$20,000).....	3.	4.3	+1.3	26,372,000
Dwellings (\$20,000 to \$50,000).....	2.3	4.	+1.7	24,640,000
Dwellings (over \$50,000).....	1.9	2.7	+ .8	16,660,000
Hotels.....	11.3	6.9	— 4.4	42,917,000
Hospitals.....	3.9	6.3	+2.4	39,200,000
Industrial.....	2.9	3.7	+ .8	22,917,000
Office buildings.....	11.6	14.2	+2.6	87,720,000
Public buildings.....	9.6	4.7	— 4.9	28,900,000
Schools.....	13.9	13.3	— .6	82,666,000
Stores.....	2.1	4.1	+2.	26,713,000
Theaters.....	2.4	2.8	+ .4	17,340,000
Welfare, Y.M.C.A., etc.....	1.	1.	6,143,000

Total estimated expenditure for new buildings in 1928.....\$619,297,000

A grand total of 10,101 permits for new buildings to cost \$28,585,560 were issued during January in 98 Pacific Coast cities, according to official reports of municipal building inspectors tabulated in the National Monthly Building Survey of S. W. Straus & Co.

Five hundred and nine building permits for a total amount of \$1,081,529 were issued in San Diego for the month of January, 1928.



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BUILDING IN SOUTHERN CALIFORNIA MAINTAINS STEADY VOLUME

[BY SEWARD C. SIMONS]

Secretary, Construction Industries Committee, Los Angeles Chamber of Commerce

February 1, 1928



THE GENERAL LEVEL of building operations in the city of Los Angeles remained remarkably steady in 1927 as compared to the previous year. So close were the values, indeed, that the variation is only a little over two one-hundredths of one per cent. The total value for 1927 was \$123,027,139 as against \$123,006,215 for 1926, while the number of individual permits granted in 1927 amounted to 37,655 as against 37,478 in the previous year.

If the total is examined in the various classifications, it is found that almost exactly one-half of the building for the city was devoted to residential construction, there being \$62,078,117 expended in new homes. Half of this figure in turn was for single dwellings and the other half for double residences and apartments. In this respect 1927 also was very similar to 1926.

The second major group of buildings as classified by the Building and Safety Department goes under the head of business buildings. The total for this group amounted to \$18,401,512, as compared with \$16,018,883 for 1926. This group includes all private garages not included in the residence building and this accounts for \$4,630,000 of the total. The other large subclassifications covered \$9,783,000 of mercantile buildings and \$3,492,000 of office buildings.

Under the next heading "Industrial" are included factories, warehouses, motion-picture stages, etc. In spite of the fact that the year was marked by a tremendous growth of new plants in the Los Angeles district, this heading was slightly lower than in the previous year for the reason that most of the new factories of importance were located outside of the Los Angeles city limits. Thus B. F. Goodrich Company pushed their new factory well along towards completion at an expenditure of over \$2,000,000. Firestone Tire and Rubber Company began a plant costing about the same amount and other important buildings were built by such concerns as Truscon Steel Company, Columbia Steel Company, etc., none of which appears in the building total. This group accounted for \$4,124,173.

A classification of buildings which has been highly important for the last few years is "public and semi-public buildings." The total of this group for 1927 was \$20,296,702, a drop of 6 per cent from the figures of 1926. Close as the correspondence is between these total figures for the two years, the components are widely diverse. In 1926 the main items in this group were \$6,700,000 for schools and \$4,500,000 for public buildings, which included chiefly the new Los Angeles city hall. Theaters amounted to \$3,500,000. In contrast for 1927 the school construction had fallen to a little less than \$2,000,000 and the public buildings to \$1,950,000. Hospitals, on the other hand, which accounted for but \$200,000 in 1926, rose to \$9,281,000 for 1927 because of the large county construction as well as some semi-private institutions. The hotel construction, while listed in the 1927 figures at a little less than \$2,000,000, was in fact somewhat greater than this amount, because the permit for a major addition to the Biltmore Hotel amounting to \$2,400,000 was, by reason of the peculiarities of the building ordinance, classified under the heading of "Additions" rather than "Hotels." If this were assigned to the more specialized classification, the hotel total would have shown a material gain in 1927 over 1926.

The last of the main groups outlined by the Building Department comprises a miscellaneous group in which are included additions, alterations, etc. The total here was a little over \$18,000,000, or substantially the same as the 1926 figure.

It is possible by such an analysis, therefore, to see that while the general volume of construction showed little change, yet the class of work done varied considerably from the previous year.

In view of the fact that practically all of the larger cities of the country showed substantial decreases in construction, Los Angeles may perhaps feel a justifiable satisfaction in the maintenance of this high volume of work. Preliminary computations indicate that New York showed a decrease of 17 per cent, Chicago 3½ per cent, Detroit 21 per cent, Philadelphia 16 per cent, while Los Angeles, which now ranks fourth in the cities of the country in point of building volume, showed a slight gain.

Prediction as to the course of building during the coming year is always hazardous. Those architects, engineers and contractors with whom we have contacted seem to feel, however, that a continuation of about the same amount of construction may be looked for, although for 1928, as in 1927, the channels into which the expenditure will pull may show a considerable change.

* * *

BUILDING CONSTRUCTION

Building in the city of Los Angeles for January, 1928, showed a moderate increase over the previous month, but a slight decline from January of last year. Figures reported by the city building department indicate a total of \$7,509,691, with 2852 as the number of individual permits. This compares with \$6,630,403 from 2667 permits for December, 1927, and \$8,129,749 from 2844 permits for January a year ago. It is notable that while the largest permit for the month was issued for a downtown store, considerably more than half of the total was for residence buildings of various types and the total number of permits granted remains very large, indicating the steady demand for more houses.

Construction continues particularly active in Phoenix, Arizona, in the vicinity of which two new hotels are announced, in addition to those started during 1927. A new municipal and county building estimated to cost nearly a million dollars is also scheduled for the near future in that city. Construction is also very active in Southern Idaho, Boise closing the year with construction doubling 1926.

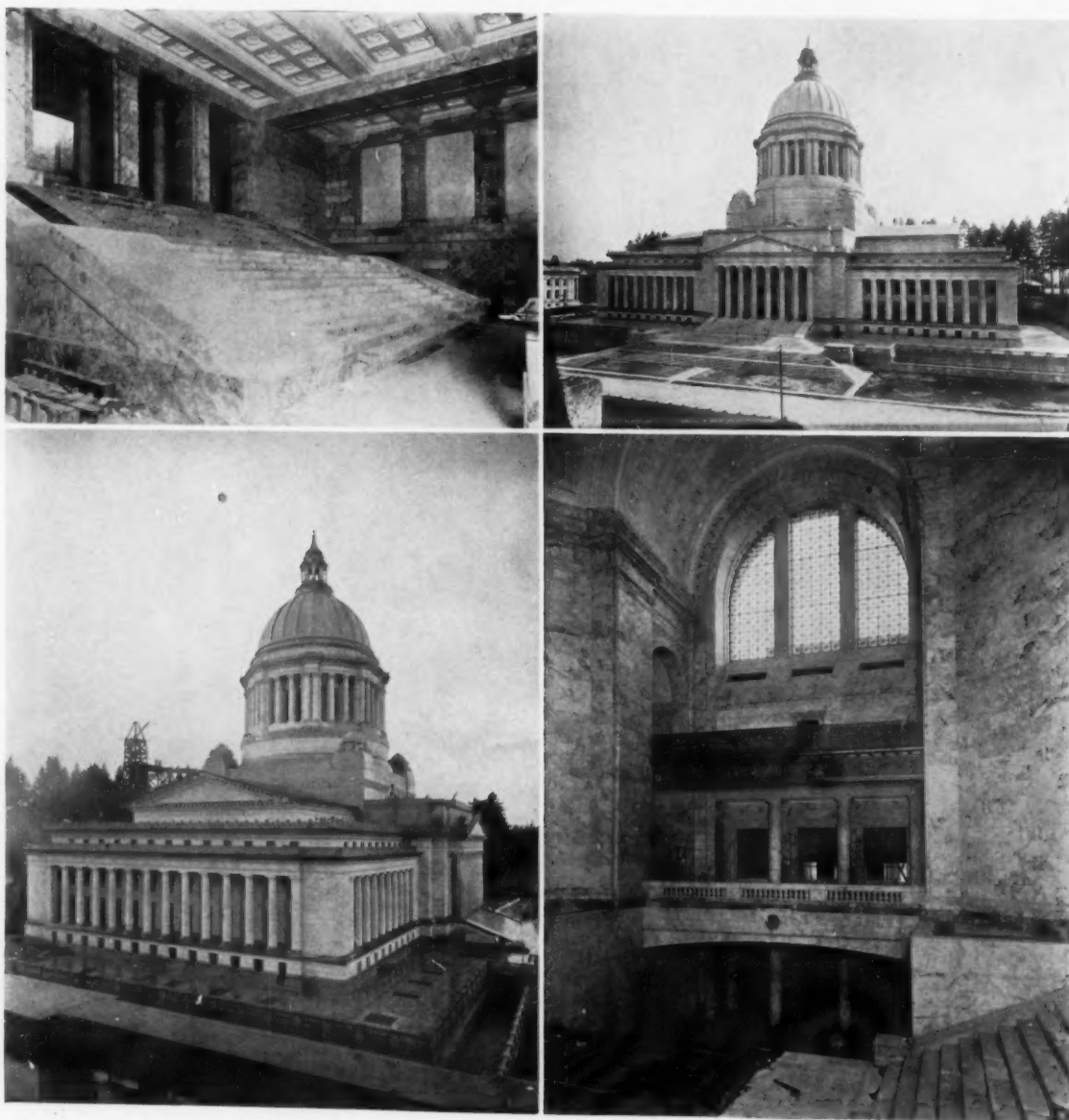
* * *

ARIZONA SETS BUILDING RECORD

Building activity over the State broke all records during 1927. Phoenix permits reached \$5,652,115 as against \$2,637,125 for 1926, representing the best building year in history. A new bank building, a telephone building, a \$500,000 theater, are well under way and two new hotels in addition to those started during 1927 are promised for the current year. Tucson also set a high building mark with permits of \$2,265,757.

* * *

The Kraftile Co. announces a new catalog of standard size containing illustration in color of their high-fired faience tiles and bathroom fixtures. Architects and contractors may obtain copies by writing to the main office at 55 New Montgomery street, San Francisco.



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The following is a list of the firms and products on exhibit:

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Rutenber Electric Co.—Ranges
Victory Valve Co.—Flush Valves
Pacific Manufacturing Co.—Doors
California Gas-O-Gen Co.—Gas Plant
Everwear Sign Mfg. Co.—Metal Signs
Imperial Brass Mfg. Co.—Flush Valves
Sunset Towel Supply Co.—Towel Supply
Cincinnati Time Recorder Co.—Time Clocks
C. J. Fire Equipment Co.—Fire Extinguishers
Supreme Varnish & Enamel Sales Co.—Varnish
Aladdin Heating Corporation—Warm Air Furnaces
Marosky Co.—Compo Flooring and Magnesite Sleeper
Frank Adam Electric Co.—Switches and Panel Boards
Elevator Supplies Co.—Elevator Accessories and Equipment
Hess Warming and Ventilating Co.—Steel Medicine Cabinets
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Albatross Steel Equipment Co.—Medicine Cabinets and Kitchen Cabinets
J. E. Rodgers & Co.—Hough Shades and Master Builders Products
Forderer Cornice Works—Elevator Cabs and Metal Partitions
American Brass Company—Copper and Brass Products
Hipolito Screen Co.—Disappearing Window Screens
Oakland Ornamental Compo Works—Compo Work
Fox Furnace Company—Warm Air Furnaces
Western Hardware Co.—Builders Hardware
General Water Heater Co.—Water Heaters
Pole and Tube Works—Steel Flag Poles
Universal Steel Products Co.—Windows
Tablet & Ticket Co.—Office Directory
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IN THE PROFESSION

Architects Curlett and Beelman, 1020 Union Bank Building, Los Angeles, have been commissioned by the Kaspare Cohn Hospital to prepare plans for a class A building to cost \$1,450,000. The building will be of steel frame and reinforced concrete and will have accommodations for 250 patients. The same architects are preparing plans for a one and two story tire service building to be erected at Eighth street and Towne avenue, Los Angeles, for the Firestone Tire and Rubber Company. This building will cost \$100,000.

Architect William H. Weeks, Hunter-Dulin Building, San Francisco, has been commissioned by the Watsonville High School District to prepare plans for a group of school buildings to cost \$175,000. The same architect is preparing plans for the second unit to the high school at Hollister. These additions will consist of auditorium and administration building and will cost \$100,000.

Gottschalk and Rist, architects, Phelan Building, San Francisco, are preparing plans for the second unit to the Sequoia Union High School of Redwood City, to cost \$250,000. Other work in the office includes new store fronts and fixture work for Paul T. Carroll, who will open a new store in the Phelan Building.

The following were granted certificates to practice architecture at the meeting of the California State Board of Architecture, January 31st: Leon D. Lockwood, 105 Montgomery street, San Francisco; Rollin S. Tuttle, 505 California Building, Oakland, Calif.; Eugene E. Maurer, 9 Ancha Vista lane, San Anselmo, Calif.

Architect George W. Kelham, 315 Montgomery street, San Francisco, has been commissioned to prepare plans for a five-story steel and concrete administration building in Oakland for the Fabiola Hospital Association. The new building will provide 125 additional beds and will cost \$650,000.

Architect Lionel H. Pries of 604 Mission street has terminated his San Francisco practice to join William J. Bain in partnership. All future professional communications should be addressed, Bain & Pries, Liggett Building, Seattle, Washington.

The Engineering Department of the Pacific Gas and Electric Company is preparing plans for a reinforced concrete warehouse and garage to cost \$250,000 which will be located on the block bounded by Eighteenth, Nineteenth, Folsom and Shotwell streets, San Francisco.

Reed Brothers, architects, 105 Montgomery street, San Francisco, have completed plans for a steel frame and concrete theater, store and apartment building to be erected in San Rafael for Jacob Albert. The building will cost \$150,000.

Architects Reed Bros., 105 Montgomery street, San Francisco, have been commissioned to prepare plans for a new theater building to cost \$250,000 and to be erected at Broadway near Grant avenue, San Francisco.

Willis C. Lowe, architect, 354 Hobart street, Oakland, has prepared preliminary plans for a ten-story class C hotel and store building in Oakland. This structure is being financed by the Straus Company.

Architects Starks and Flanders, Ochsner Building, Sacramento, have been commissioned to prepare plans for a three-story class C store and lodge building to cost \$100,000 by the Oroville Lodge of Elks.

Sidney B. Noble and Archie T. Newsom, architects, formerly located in the Wells-Fargo Nevada Bank Building, San Francisco, are now located in their new offices at 1615 Broadway, Oakland.

Architects Myron Hunt and H. C. Chambers, 1107 Hibernian Building, Los Angeles, are preparing plans for a one and two story class C Students Union Building for Occidental College. Building will cost \$150,000.

Architect Paul R. Williams, 3839 Wilshire boulevard, Los Angeles, is preparing plans for a group of 20 brick art and craft buildings to be erected in Culver City for Harry H. Culver Company, to cost \$200,000.

Architect H. A. Minton, 550 Montgomery street, San Francisco, is preparing plans for a new class A bank building to be erected by the Bank of Italy in Sacramento. Building will cost approximately \$500,000.

It is reported that the Olympic Hotel, Seattle, Washington, will build a new ten-story annex which will provide 300 additional rooms and cost approximately \$500,000.

Position Wanted: First-class architectural draftsman desires connection with architectural offices in the Bay region. Address Box C, Pacific Coast Architect.

Dodd & Richards, architects, have moved their offices to the new architects' building, 816 West Fifth street, Los Angeles.

R. D. Goodwin, architect, formerly of Weslaco, Texas, is now located at 903 Travis Building, San Antonio, Texas.

J. Charles Stanley, architect, announces his removal from 4401 White Building to 432 Republic Building, Seattle, Wash.

Joseph J. Patterson, architect, announces his removal from 1821 Western avenue to 1915 Dartmoor Court, Fort Worth, Texas.

W. J. Hladky, architect, announces his removal from 2200 B avenue, Cedar Rapids, Iowa, to 71 E. 52 Place, Los Angeles, Calif.

Horatio W. Bishop, architect, announces his removal from Carthage Center to Carrier 799, Station S, Los Angeles, Calif.

Architect George Burnett announces removal of offices to 206 Reynolds Building, 870 Main street, Riverside, Calif.

The Mutual Realty Investors Corporation have commissioned Architect Henry Shermund, Hearst Building, San Francisco, to prepare plans for an eleven-story class A community apartment building to be erected in San Francisco. Building will have 24 apartments and cost \$250,000.

* * *

Architect Harold Cross, Metropolitan Building, Los Angeles, has prepared preliminary plans for a reinforced concrete church building to be erected on the corner of Griffith Park boulevard and Lucille avenue, by the Bethany Presbyterian Church. The building will cost \$200,000.

* * *

Architects Masten and Hurd, 210 Post street, San Francisco, are preparing plans for an addition to Kezar Stadium, Golden Gate Park, San Francisco. The addition will consist of reinforced concrete superstructure and provide accommodations for 48,000 people.

* * *

Architect John J. Donavan, Tapscott Building, Oakland, is completing working drawings for a group of convent buildings for the College of Notre Dame at Belmont, San Mateo county. The buildings will cost \$1,000,000.

* * *

Architect Hamilton Murdock, Syndicate Building, Oakland, is preparing plans for a two-story Spanish type residence for Mr. C. P. Murdock. The house will cost \$25,000.

* * *

Architects Weber and Spaulding, 627 South Carondelet street, Los Angeles, are preparing plans for a group of men's dormitory buildings for Pomona College, to cost \$1,000,000.



Rotunda, State Capitol Building, Olympia, Washington
Wilder & White, Architects Behb & Gould, Associates

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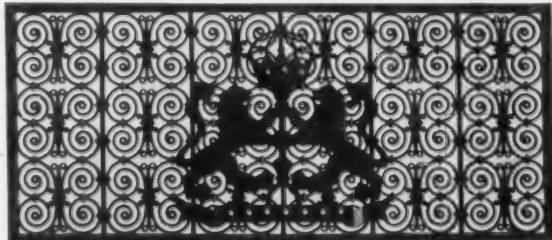
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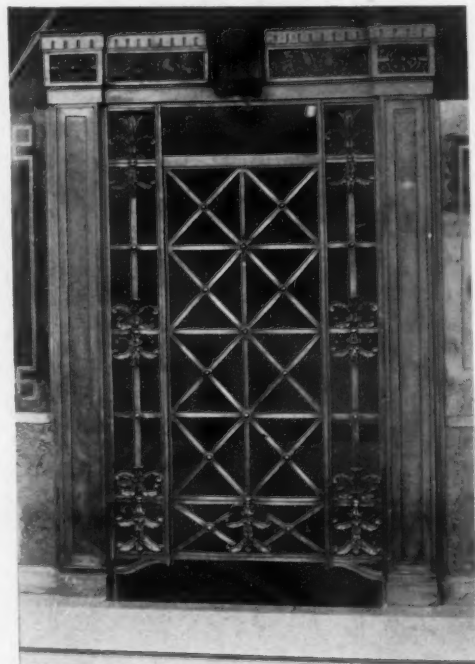
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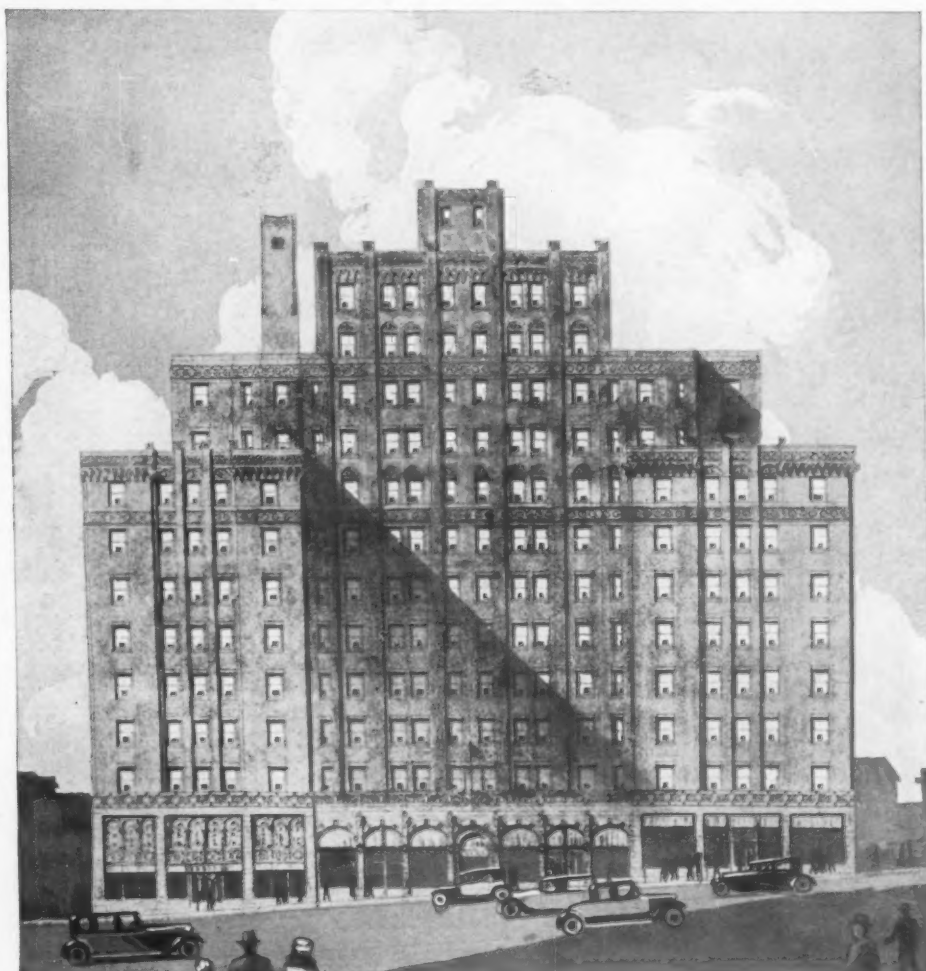
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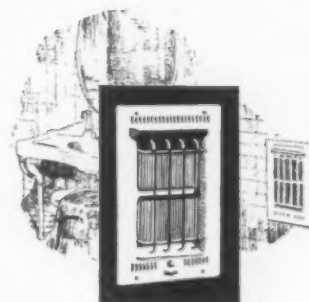
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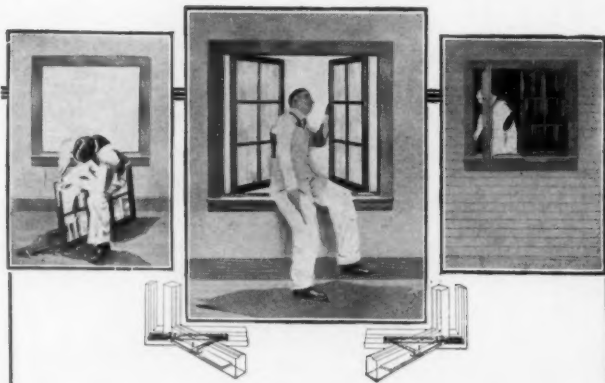
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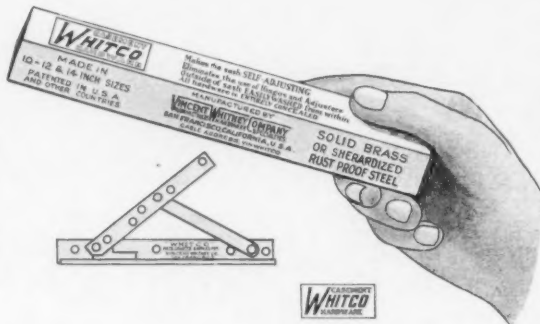
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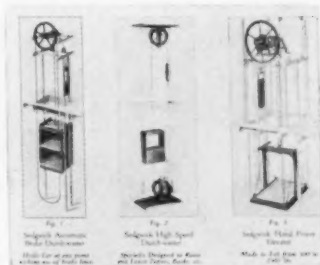
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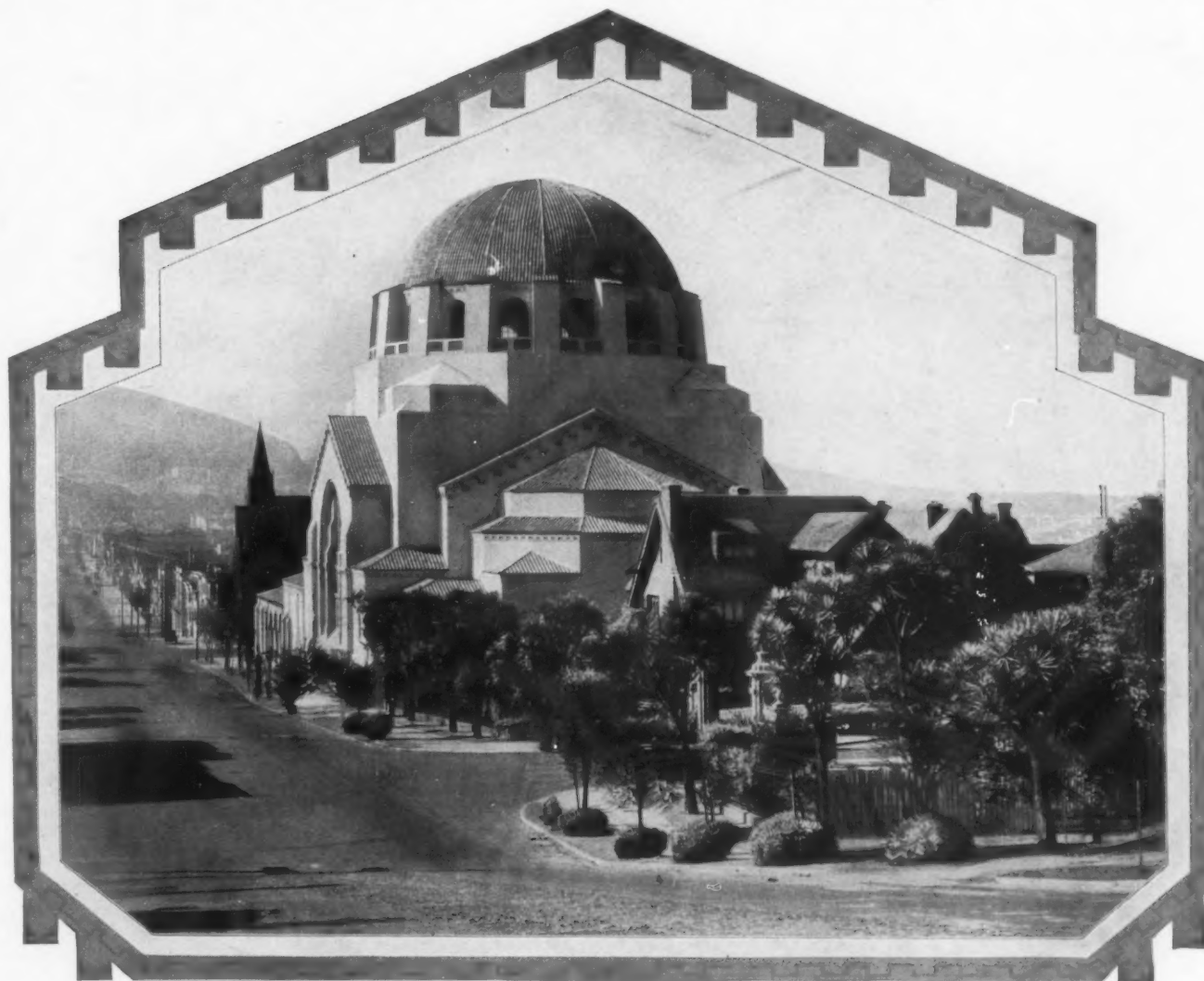
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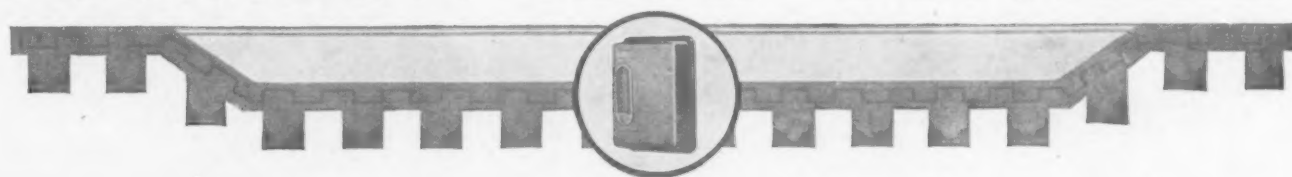
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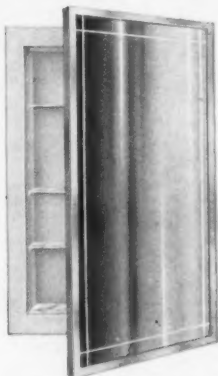


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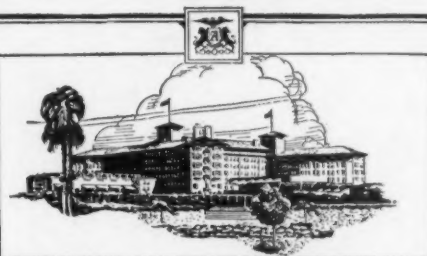


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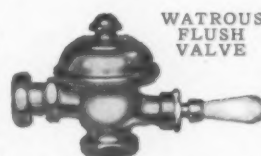
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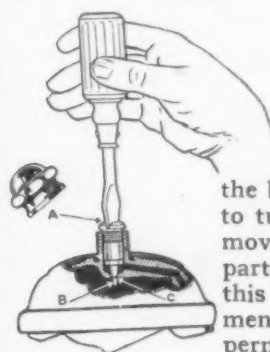
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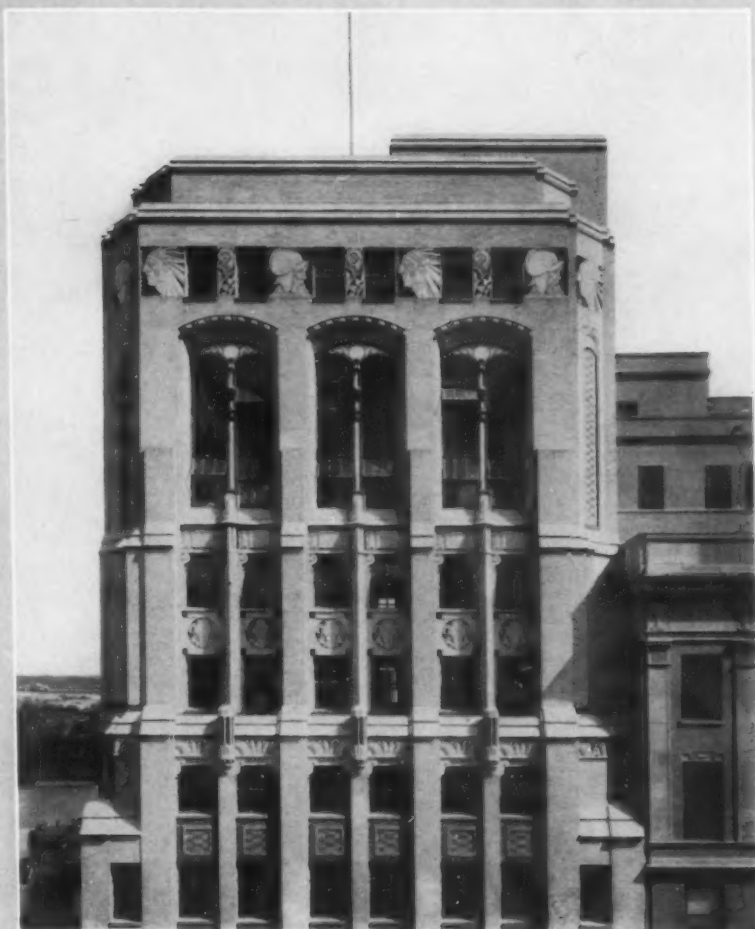
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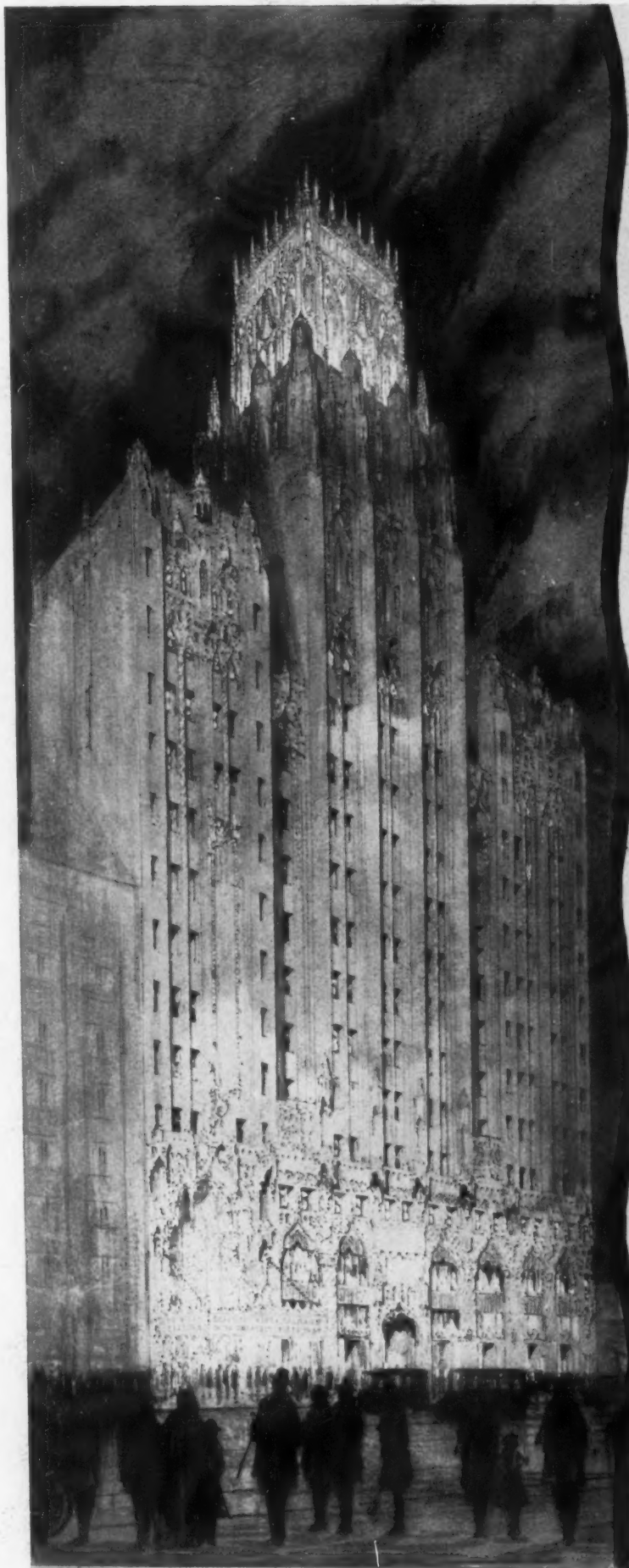
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